





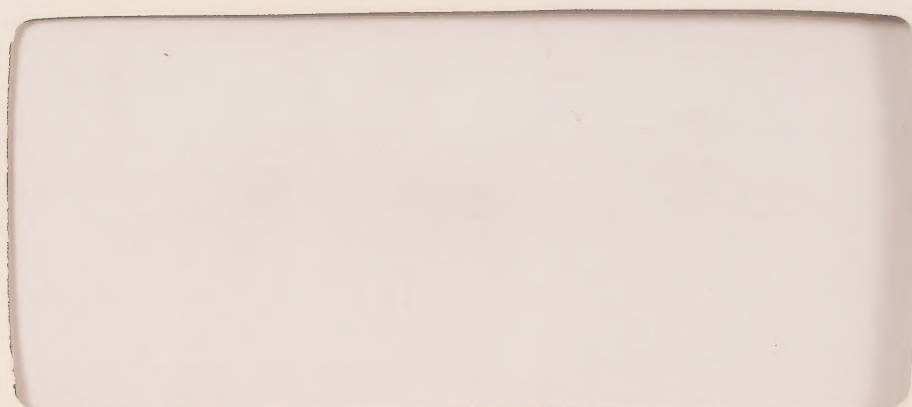


# Appraisal REPORT

Volume III  
Two and Three Units

Floyd D. Clevenger M.A.I.







Volume III  
Two and Three Units





SAN FRANCISCO REDEVELOPMENT AGENCY

WESTERN ADDITION A-2

MARKET DATA STUDY

Volume III

Two and Three Units

By:

Floyd D. Clevenger  
Real Estate Appraiser  
2363 Pruneridge Avenue  
Santa Clara, California















Address: 297 California St.

Type of Improvement: Jwelling used as 3 flat

Improvement Built: 1870 Rental Rate: \_\_\_\_\_

Building Area: 7,225 sq. ft. Rents: \_\_\_\_\_

First Floor 2,450 sq. ft. 1st fl. - \$350.00 per mo.  
(inc. a small hall)

Second Floor 2,450 sq. ft. 2nd fl. - \$150.00 per mo. (return)

Third Floor \_\_\_\_\_ sq. ft. 3rd fl. - \$150.00 per mo. (return)

Hall Room 1,575 sq. ft. \_\_\_\_\_

Unimproved attic 750 sq. ft. \_\_\_\_\_

Improvement Description:

3 bathrooms with 21 fixtures.

Assessed Valuation: \* Land \$ 28,100.00 Improvements \$ 22,700.00

1969-70 Taxes \$ 1,833.10

\* assessed value 12-25% of above figures.

Block 233 Lot 2



GRAND PRIZ:

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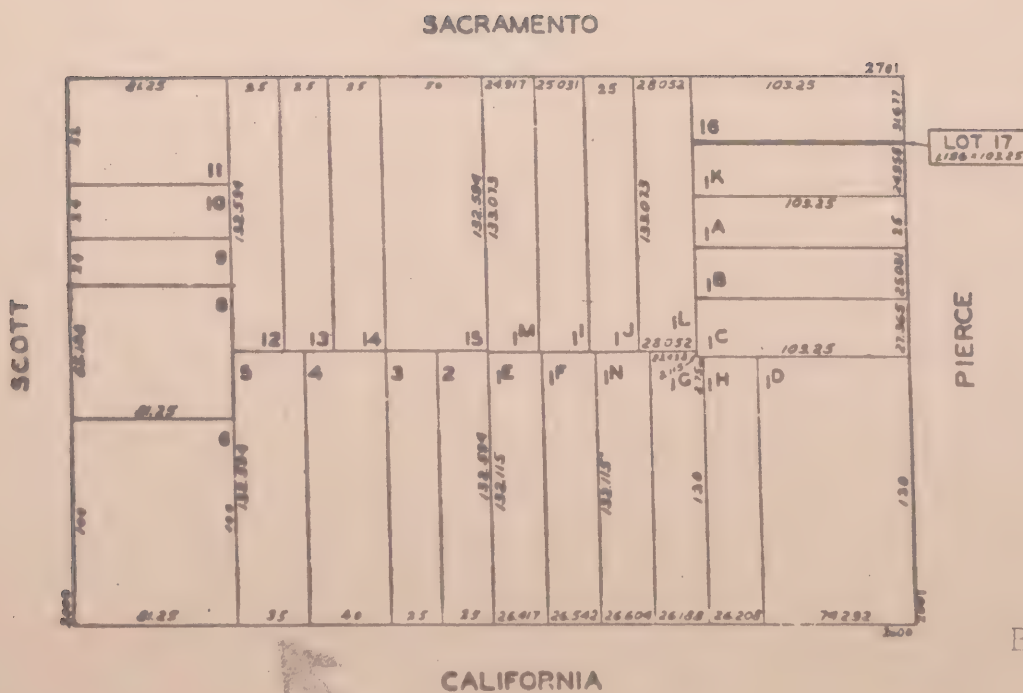
RECORDING

ERIC

LAND ART

CONFIRM

COMMEN



Block 633 Lot 5







Address:

1000 - 12 California St.

Type of Improvement:

three story building, 12 rooms.

Improvement with:

1

Rental Rate:

Building Area:

sq. ft.

Rents:

First Floor

175

sq. ft.

\$245 per month at fair value.

Second Floor

500

sq. ft.

Third Floor

sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Brick foundation, 14 fixtures in bathroom, 3 pipes. Also 2 Improvements.

Assessed Valuation:

\* Land

\$ 24,000.00

Improvements

\$ 2,600.00

1963-79 Taxes

\$ 805.00



\* Assessed value is 25% of above figures.

Block 1041 lot 7

# SALES DATA

050 141

GRANTOR: Philip Gaynor and Adele I. Gaynor, his wife

GRANTEE: Donald K. Iwahashi and May W. Iwahashi, his wife

ZONING: San Francisco C-2

RECORDING: Book A945, Page 109, File No. 06084

DATE OF DEED: January 14, 1965 DATE OF RECORDING: 7/21/65

I.R.S. \$32.45

SALE PRICE: \$29,500.00 D.T. \$19,500.00 to The Bank of  
 (City of California)

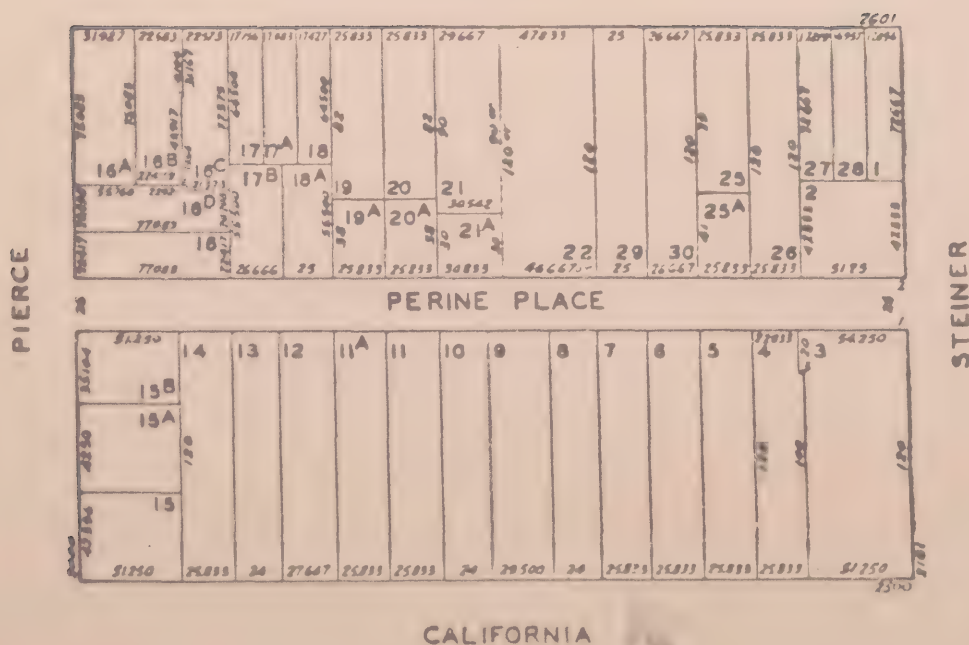
LAND AREA: 3,100 sq.ft.

UNIT VALUE: \$9,833.33 per apt (3)

CONFIRMED: Mr. Iwahashi 12/27/69

COMMENTS: Mr. Iwahashi says that at time of sale he was getting just  
 under \$300.00 per month rent (\$295.00). Now he gets  
 \$350.00 per month.

## SACRAMENTO











Address: front - 2536 -38-40 California St.

rear - Perine Place (Garage)

Type of Improvement: three-story, 12 rooms, 2 flat and garage

Improvement Built: 1901 Rental Rate: \_\_\_\_\_

Building Area: 3,800 sq. ft. Rents: \_\_\_\_\_

First Floor 1,000 sq. ft. \_\_\_\_\_

Second Floor 1,000 sq. ft. \_\_\_\_\_

Third Floor 1,000 sq. ft. \_\_\_\_\_

Garage 380 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Brick foundation, 2 bathrooms, 2 tubs, 14 fixtures.

Assessed Valuation: \*Land \$ 10,000.00 Improvements \$ 10,750.00

1969-70 Taxes \$ 577.80

\* Assessed value is 25% of above figures.

Block 634 Lot 8



GRANTOR: Love Chapel of Church of God In Christ

GRANTEE: Holy of Holiness Missionary Baptist Church, Incorporated

NING: San Francisco C-2

CORDING: Book B137, Page 539, File No. P56174

ATE OF DEED: April 21, 1967 DATE OF RECORDING: 4/25/67

S. \$26.40 D.T. \$6,085.00

\$10,169.00

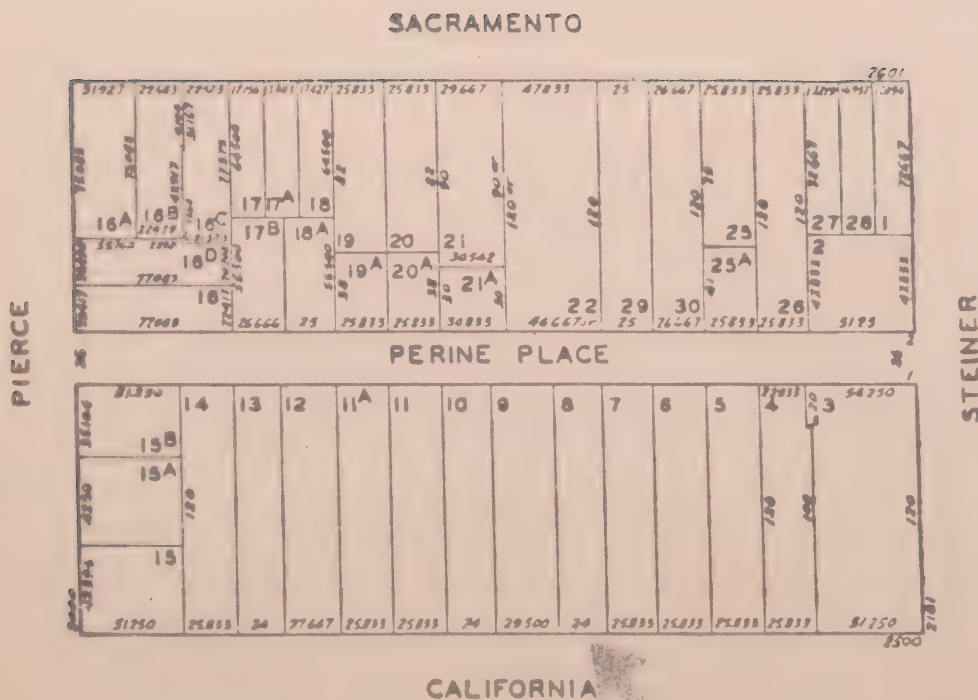
\$41,000.00

2,000 sq. ft.

VALUE: \$10.79 per sq.ft. building inc. land.

CONFIRMED: Pastor Douglas of Holy of Holiness Missionary Baptist Church.  
12/17/69

COMMENTS: This building is used as a church with some living quarters above.



Block 634 Lot 8









Address: 62-64 Feltine Place

Type of Improvement: two story plus basement - 10 rooms - 2 flat

Improvement Built: 1969 Rental Rate: \_\_\_\_\_

Building Area: 1,660 sq. ft. Rents: \_\_\_\_\_

First Floor 785 sq. ft. Owner lives in one flat.

Second Floor 785 sq. ft. \$165 per mo. for other flat.

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

basement 90 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Concrete foundation. 9ft. x 10 ft. finished basement, cement floor.  
2 bathrooms, 2 tubs, 9 fixtures. 2 fireplaces.

Assessed Valuation: Land \$ 4,900.00 Improvements \$ 12,300.00

1969-70 Taxes \$ 433.00

\* Assessed value is 25% of above figures.

Block 634 Lot 19A

SALES DATA

GRANTOR: George Stimmler and Hannah Stimmler, his wife

GRANTEE: Georgia B. Stewart, a single woman

ZONING: San Francisco R-4

RECORDING: Book B286, Page 531, File No. R24120

DATE OF DEED: October 12, 1969 DATE OF RECORDING: 11/1/69

PRICE: \$31,000.00

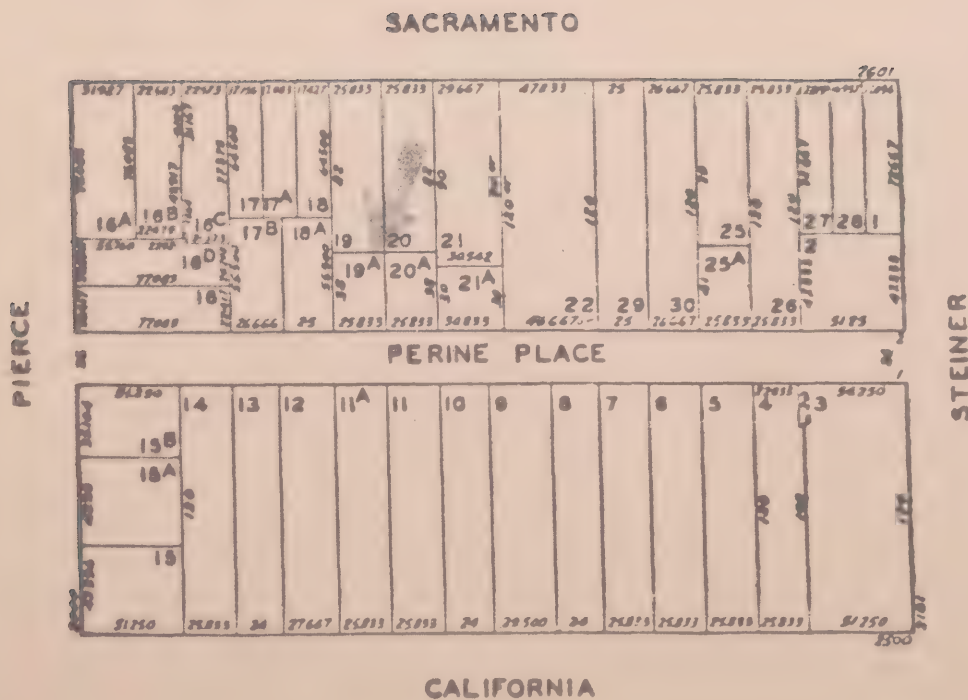
SALE PRICE: \$29,000.00 D.T. \$20,000.00 to San Francisco  
Federal Savings and Loan  
Association

LAND AREA: 982 sq.ft.

UNIT VALUE: \$14,500.00 per flat  
(\$17.47 sq.ft. building inc. \$6,000.00 to grantors

DEVELOPER: Miss Stewart 12/29/69

Two single units with owner occupying one unit. The other unit is a 2 bedroom which rents unfurnished for \$165.00 per month. Owner pays for the water.











Address: 2657 - 2661 Sacramento St.

Type of Improvement: three story plus basement - 18 rooms - 3 flats.

Improvement Built: 1909 Rental Rate: \_\_\_\_\_

Building Area: 4,845 sq. ft. Rents:

First Floor 1,615 sq. ft. 1 - 3 bedroom unf. \$275.00

Second Floor 1,615 sq. ft. 1 - 3 bedroom unf. \$300.00

Third Floor 1,615 sq. ft. owner occupies a 2 bedroom

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Concrete foundation. Unfinished basement, cement floor,  
1 bathrooms, 3 tubs, and 18 fixtures.

Assessed Valuation: Land \$ 10,000.00 Improvements 50,000.00

1969-70 Taxes \$ 4,413.04

\* Assessed value is 25% of above figures.

Block 634 Lot 20

# SALES DATA

GRANTOR:

Jay S. Soifer, a single man

GRANTEE:

R. Bradner Mead, a single man

RECORDING:

BOOK 5318, PAGE 122, FID No. 818023

DATE OF DEED:

February 26, 1969

DATE OF RECORDING: 2/28/69

P.S.S.

\$101.75

SALE PRICE:

\$92,500.00

LAND AREA:

4,118 sq. ft.

UNIT VALUE:

\$19.09 per sq.ft. building (\$30,833.00 per flat inc. land)

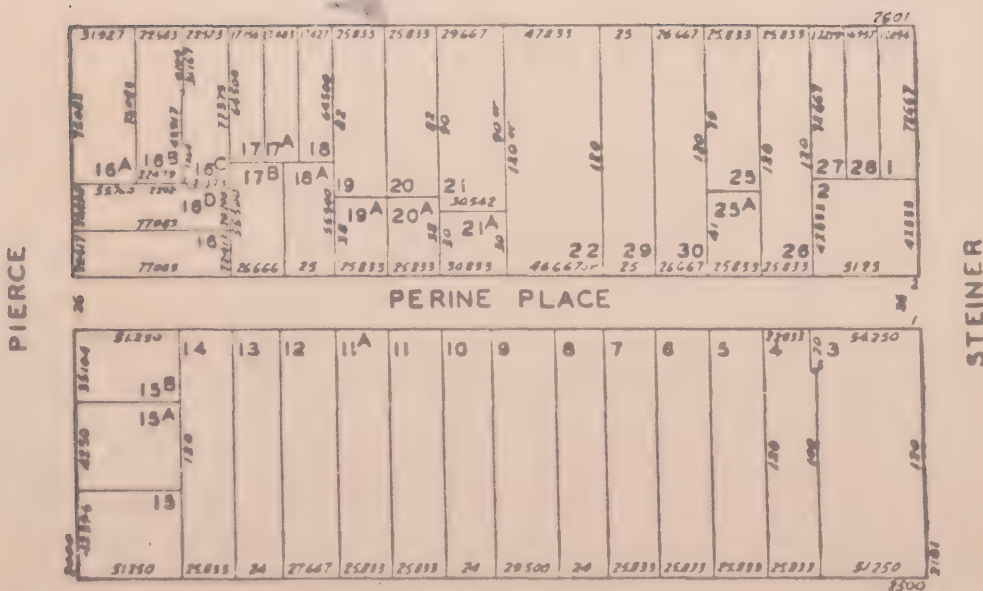
CONFIRMED:

Mr. Mead 12/10/69

COMMENTS:

Grantee stated since he purchased this parcel the taxes have gone up \$1,000.00 per year.

## SACRAMENTO









Address:

146-81 1st Ave

Type of Improvement:

Residential - 2 story

Construction Date:

1901 approximate

Special Notes:

Building Area:

1,100 sq. ft.

Items:

First Floor:

1,400 sq. ft.

Second Floor:

1,400 sq. ft.

Third Floor:

sq. ft.

Finished Attic:

250 sq. ft.

sq. ft.

Improvement Description:

Two buildings with a total of 11 bedrooms.

Assessed Valuation:

\* Land

11,000

Improvements

100,000

1969-70 Taxes

1,000.00



As shown before or after above figures

Block 635 Lot 14



# SALES DATA

3/5  
30,00

GRANTOR: Robert E. Becker, as his separate property  
Cleo Faulkner Fields, a married woman

ZONING: San Francisco

RECORDING: Book B120, Page 631, File No. P43342

DATE OF DEED: February 24, 1967 DATE OF RECORDING: 2/24/67

I.R.S. \$70.95

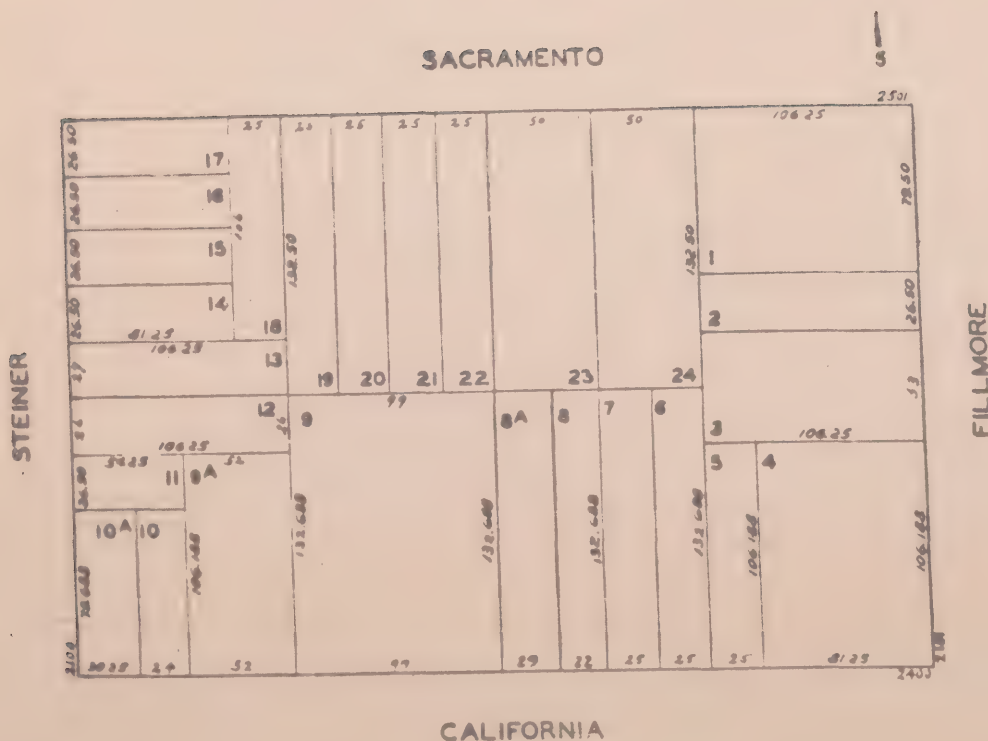
SALE PRICE: \$64,200.00 D.T. \$46,000.00 to San Rafael Savings and Loan  
\$7,013.00 to grantor

LAND AREA: 2,153 sq.ft. (26.5' x 81.25')

UNIT VALUE: \$32,100.00 per unit

CONFIRMED: Lois Harper, broker. 1/12/70

COMMENTS: This building had 2 flats - one a 3 bedroom, 1 1/2 bath rented for \$200.00; one a 3 bedroom, 2 bath for \$275.00. The apartments were in good condition having been remodeled.



Block 635 Lot 14





Address: 2521 Sacramento St.

Type of Improvement: dwelling

Improvement Built: 1903 (approx.) Rental Rate: \_\_\_\_\_

Building Area: 2,161 sq. ft. Rents: \_\_\_\_\_

First Floor 1,141 sq. ft. \_\_\_\_\_

Second Floor 1,020 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

1 bathroom with 5 fixtures.

Assessed Valuation: \* Land \$ 15,500.00 Improvements \$ 10,900.00

1969-70 Taxes \$ 718.96

\* Assessed value is 25% of above figures.

Block 635 Lot 19



## SALES DATA

GRANTOR: Esther Hayes Packscher, a widow, 1/4 interest, as her separate property; Gertrude Packscher, 1/4 interest; Henry B. Packscher, 1/4 interest and Alvin H. Hart, 1/4 interest

GRANTEE: Edward C. Pratini, a single man

ZONING: San Francisco R-3

RECORDING: Book A950, Page 867, File No. 010690

DATE OF DEED: July 30, 1965 DATE OF RECORDING: 8/5/65

SALE PRICE: \$35,000.00

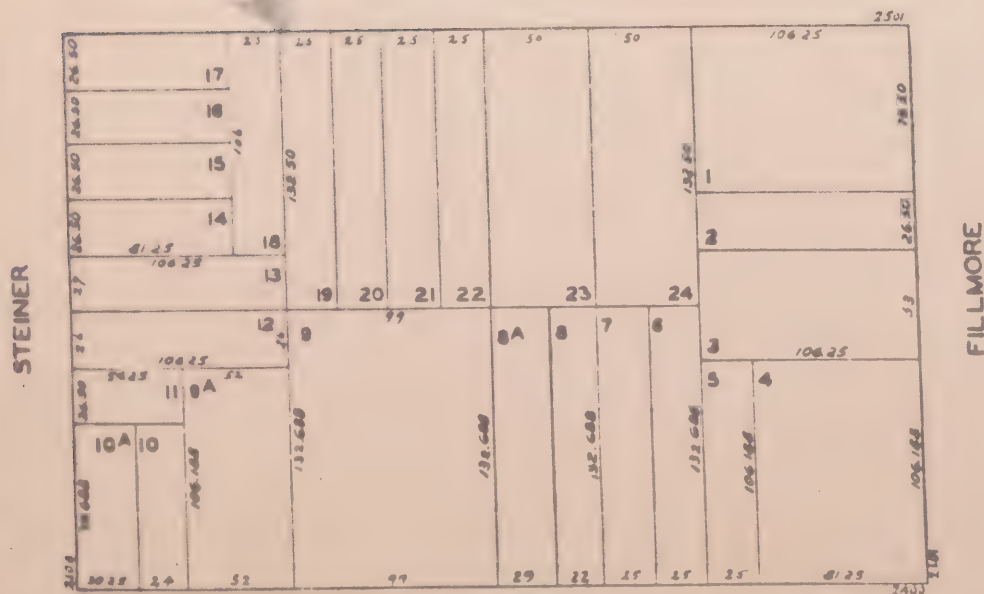
LAND AREA: 3,313 sq. ft.

UNIT VALUE: \$16.20 per sq. ft. of building inc. land)

CONFIRMED: Mr. Pratini 12/10/69

COMMENTS: Owner occupied single family dwelling.

## SACRAMENTO



CALIFORNIA

Block 635 Lot 19







Address: 1107 Sacramento St.

Type of Improvement: two story - 7 year dwelling - 3 flats

Improvement Built: 1880 Rental Rate: \_\_\_\_\_

Building Area: 2,000 sq. ft. Rents: \_\_\_\_\_

First Floor 1,085 sq. ft. 1 flat \$225 per month

Second Floor 915 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

brick foundation, wood frame, partial unfinished basement with cement floor. Basement parks 2 cars. Stucco exterior, flat tar and gravel roof. 3 rooms hardwood floors, 4 pine. 2 bathrooms, one built-in tub, 8 fixtures, 1 driveway. Converted to flats in 1941.

Assessed Valuation: \* Land \$ 14,100.00 Improvements \$ 22,000.00

1969-70 Taxes \$ 1,016.98

\* Assessed value is 25% of above figures.

Block 636 Lot 32



DAT

GRANT Robert H. Howarth, a single man and Mahlon J. Vanderlaan, a single man

GRANT William H. Schultz, Jr., an unmarried man

ZONING San Francisco 11-7

RECORDING Book A928, Page 117, File No. N105 10

DATE OF DEED June 8, 1965 DATE OF RECORDING: 6/10/65

I.R.S. \$52.80

SALE PRICE: \$48,000.00 D.T. \$37,500.00 to Lytton Savings and Loan Association

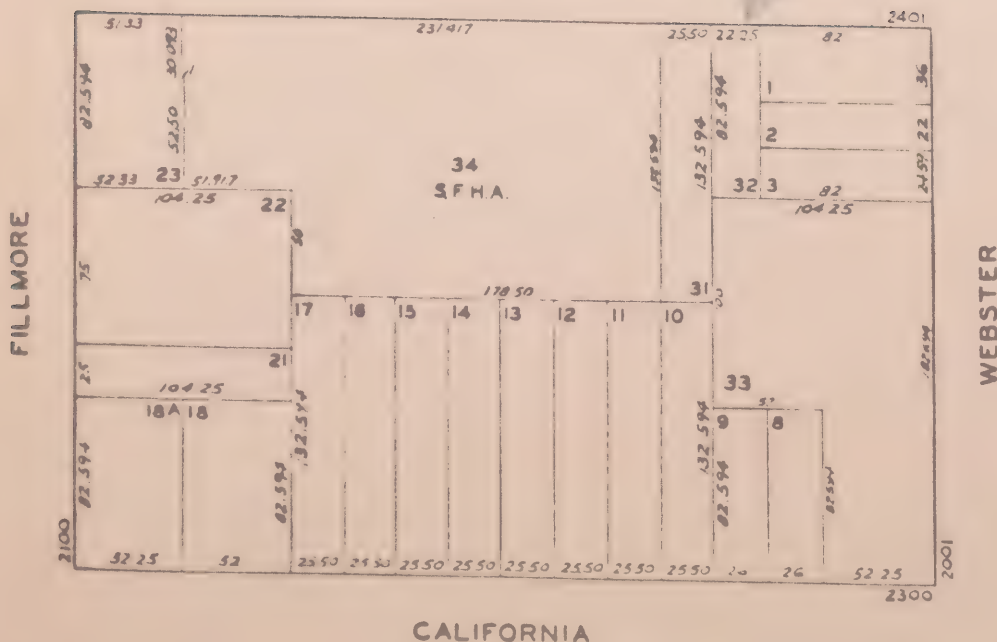
LAND AREA: 1,838 sq.ft.

CURT VALUE \$24,000.00 per flat (\$24.00 per sq.ft. building inc. land)

CONFIRMED: Mr. Schultz 12/20/65

COMMENTS This dwelling contains two flats with the owner living in one and renting the other for \$225.00 per month unfurnished and furnishing water only.

SACRAMENTO







Address: 1228 - 28 California St.

Type of Improvement: Building and 4 Apartments - 12 rooms

Improvement Built: \_\_\_\_\_ Rental Rate: \_\_\_\_\_

Building Area: 1,450 sq. ft. Rents: \_\_\_\_\_

First Floor 1,250 sq. ft. \$175.00

Second Floor 1,450 sq. ft. \$225.00

Total floor 1,450 sq. ft. \$175.00 + 4 rooms @ \$25.00

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

**Improvement Description:**

This building is used as 4 apartment units. Wood frame with brick foundation with a partial basement, finished cement floor. Exterior walls are rubble with plain trim. It has a gable asbestos shingle roof. The interior trim is pine over plaster walls. There is one hardwood floor, 13 pine and 2 tile. There are 17 fixtures in the bathroom. There are 1 gas floor furnace supplying heat. There are 2 closets and an attic which is used as storage space.

Assessed Valuation: \* Land \$ 27,500.00 Improvements \$ 32,500.00

1969-70 Taxes \$ 1,868.32





# SALES DATA

GRANTOR: Chester A. Rhodes, a single man

GRANT: William H. McKleroy and Lucretia McKleroy, his wife

NOTING: [illegible]

RECORDING: [illegible]

DATE OF DEED: August 13, 1965 DATE OF RECORDING: 8/16/65

PER S: \$23.10

SALE PRICE: \$107,000.00

LAND AREA: 1.1111 AC.

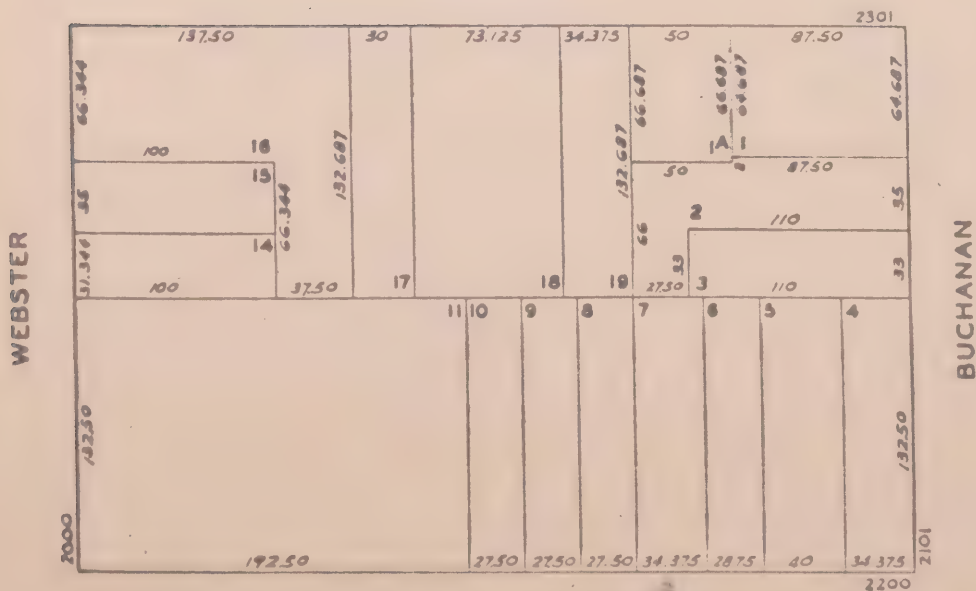
UNIT VALUE: [illegible]

CONFIRMED: Mr. McKleroy 12/13/69

## COMMENTS:

This is a two story legal 3 apartment and a 4 room dwelling. The rents are: \$135.00 for 1 bedroom unfurnished apartment upstairs front, \$225 per month unfurnished 2 bedroom downstairs rear, \$175 per month upstairs rear 1 bedroom unfurnished, the rooms are rented for \$50.00 per month (only two are rented). His son lives in one and the other is the manager's room. They have in the past been rented for \$50.00 per month. Monthly income is \$635.00 per month. His monthly expenses are: utilities \$50 to \$60 per month, 1st D.T. \$399.00, 2nd D.T. \$125.00, \$175.00 for taxes, for a total of \$749.00 per month. The grantee stated that his taxes are \$2,100.00 per year now - at time of sale the taxes were \$900.00 per year.

## SACRAMENTO



## CALIFORNIA







Address: 2216-18 California St.

Type of Improvement: dwelling unit owned and occupied by owner

Improvement Built: 1890 (approx.) Rental Rate: \_\_\_\_\_

Building Area: 5,324 sq. ft. Rents: \_\_\_\_\_

First Floor 2,312 sq. ft. \_\_\_\_\_

Second Floor 2,312 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Basement 500 sq. ft. \_\_\_\_\_

Attic 500 sq. ft. \_\_\_\_\_

Improvement Description:

3 bathrooms with 24 fixtures.

Assessed Valuation: \* Land \$ 25,700.00 Improvements \$ 28,400.00

1969-70 Taxes \$ 1,784.02

\* Assessed value is 25% of above figures.

Block 637 Lot 10



1 apt.  
\$ 14 27

537. 10.



Block 637 Lot 10







Address: 301 California St.

Type of Improvement: Dwelling used as flats - 3 rooms

Improvement Built: 1900 (approx) Rental Rate: \_\_\_\_\_

Building Area: 4,236 sq. ft. Rents \_\_\_\_\_

First Floor 4,118 sq. ft. \_\_\_\_\_

Second Floor 2,113 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Wood frame two story building. Appears to be in good condition. Has 1 bathroom and 11 pictures.

Assessed Valuation: \* Land \$ 22,240.00 Improvements \$ 17,300.00

1969-70 Taxes \$ 12,066.74

\* Assessed value is 2% of market value.

Block 139 Lot 3



# SALES DATA

\$ 18 77

GRANTEE:

1. HIRSHMAN 800 Jc

GRANTEE:

Lorna Sale Bullis, a married woman, as her separate property

ZONING:

San Francisco R-5

RECORDING:

Book B349, Page 633, File No. S00310

DATE OF DEED:

June 6, 1969

DATE OF RECORDING: 7/2/69

I.R.S.

\$94.05

SALE PRICE:

\$85,500.00

LAND AREA:

4,555 sq. ft.

UNIT VALUE:

\$20.10 per sq. ft. of land area

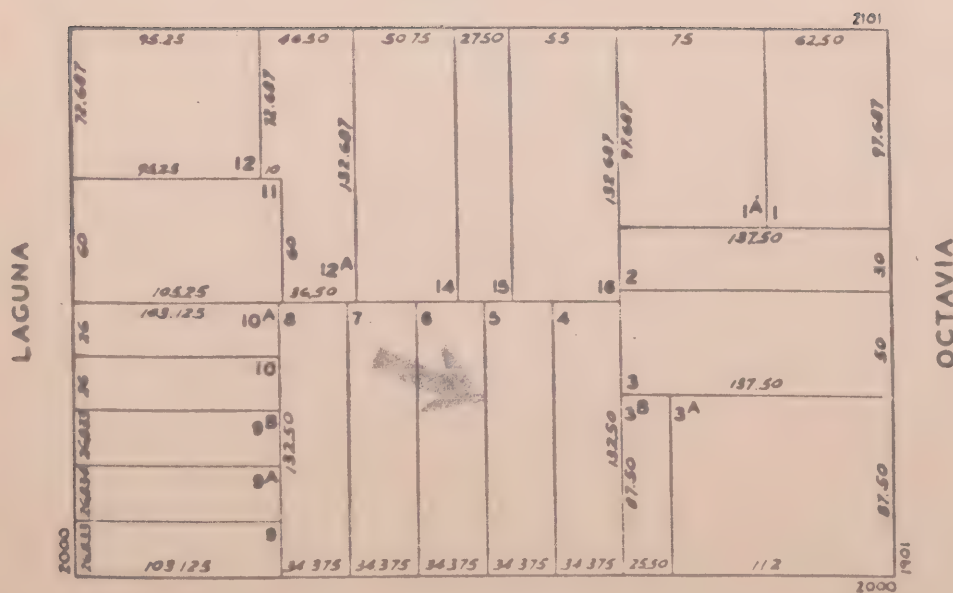
CONFIRMED:

Mr. Bez 12/12/68

COMMENTS:

Single family residence at time of sale.

## SACRAMENTO



Block 639 Lot 5





Address: 1416 California St.

Type of improvement: Dist. used as 2 rental units

Improvement made: None Section: None

Building Area: 1,418 sq. ft. Section: None

First Floor: 1,418 sq. ft. Section: None

Second Floor: 1,418 sq. ft. Section: None

Third Floor: None sq. ft. Section: None

Basement: 130 sq. ft. Section: None

None sq. ft. Section: None

Improvement Description:

Two story wood frame building with single bay garage under building. In fair condition. Gas lines, 3 bathrooms with 12 fixtures.

Assessed value: \$7,100.00 Tax value: \$7,100.00

Net income: \$1,881.29



\* Amount given is 1/2 of above figures.

Block: 119 Lot: 1



16 28 1969

## DEED DATA

GRANTOR: John A. Belmeur and Ruth G. Belmeur, his wife

GRANTOR: Albert Edgar Franklin, a single woman

CITY: San Francisco R-5

BOOK/PAGE: Book B313, Page 542, File No. R43970

DATE OF DEED: February 13, 1969 DATE OF RECORDING: 2/18/69

T.R.S. \$81.95 D.T. \$50,000 to San Francisco Federal Savings & Loan

SALE PRICE: \$74,500.00 2nd D.T. \$9,500.00 to grantor

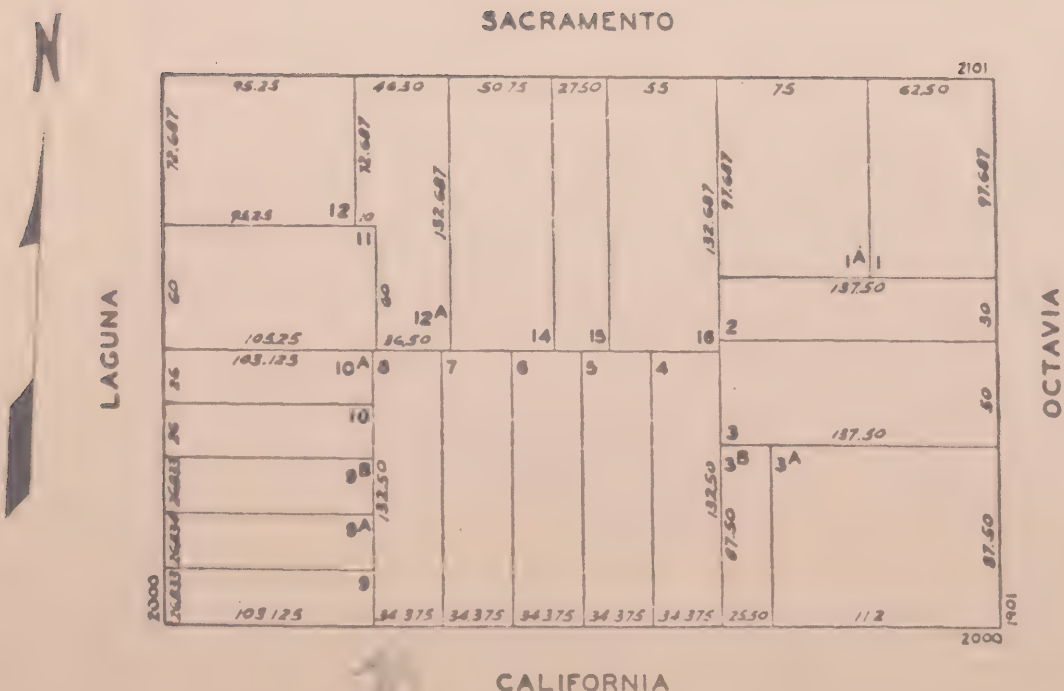
ACREAGE: 4,555 sq.ft.

UNIT PRICE: \$24,833.00 per apt. (\$22.47 sq.ft. bldg.)

CONFIRMED: Mr. Belmeur 12/11/69

COMMENTS: William Bates and Nellie B. Bates, his wife granted realty to above grantors by deed dated 2/13/69 and recorded 2/18/69 in Book B313, Page 541, File No. R43969. S.F.S. - 307.1.

Grantor would only say that stamps were correct and if any other information was needed call the buyer.









Address: 2036-41 Sacramento St.

Type of Improvement: Two story wood frame building - 15 rooms - 2 flats

Improvement Built: 1946 Rental Rate: \_\_\_\_\_

Building Area: 4,216 sq. ft. Rents: \_\_\_\_\_

First Floor 1,075 sq. ft. \$775.00 per month

Second Floor 1,375 sq. ft. \_\_\_\_\_

Third Floor 466 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Three story brick exterior over concrete foundation. Unfinished basement with cement floor which parks 2 cars. Flat tar and gravel roof. Plaster and pine trim interior. 13 rooms have hardwood floors, 2 pine, 5 tile floors. 4 bathrooms, 2 built-in tubs, 2 tile showers, 5 tile walls, 20 fixtures in baths. Gas furnace, 2 fireplaces, 14 closets.

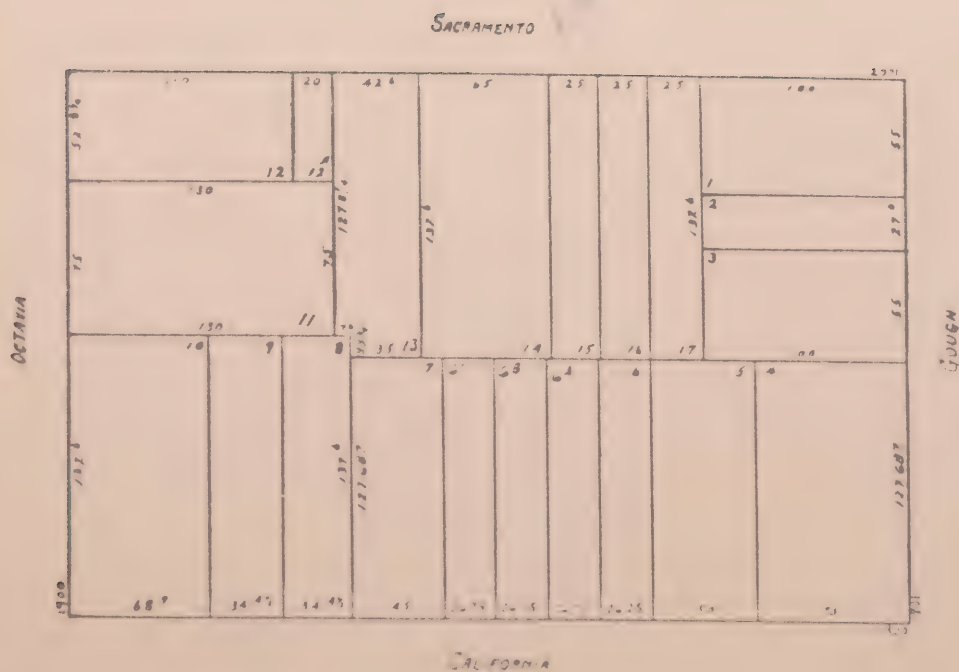
Assessed Valuation: \* Land \$ 24,000.00 Improvements \$ 53,800.00

1969-70 Taxes \$ 2,390.40

\* Assessed value is 25% of above figures.

Block 640 Lot 15











Address: 1911 Sacramento St.

Type of Improvement: dwelling used as apt. - 12 rooms

Improvement Built: 1883 (approx.) Rental Rate: \_\_\_\_\_

Building Area: 3,214 sq. ft. Rents: \_\_\_\_\_

First Floor 1,607 sq. ft. \_\_\_\_\_

Second Floor 1,607 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Two story wood frame dwelling with a brick foundation. 3 bathrooms with 14 fixtures. Appeared to be in good shape.

Assessed Valuation: \* Land \$ 48,800.00 Improvements \$ 26,300.00

1969-70 Taxes \$ 2,215.26

\* Assessed value is 25% of above figures.

Block 641 Lot 13



# SALES DATA

2/0

12/15/65

GRANTOR: George E. Renfro and Patricia Renfro, his wife

GRANTEE: Barton L. Davis and Priscilla G. Davis, his wife

COUNTY: San Francisco R-5

RECORDING: Book A998, Page 628, File No. 046780

DATE OF DEED: December 16, 1965 DATE OF RECORDING: 12/17/65

I.R.S. \$99.00

SALE PRICE: \$90,000.00 D.T. \$60,000.00 to Wells Fargo Bank

LAND AREA: 7,412 sq. ft.

\$45,000.00 per flat (\$28.00 per sq.ft. bldg. inc. land)

CONFIRMED: Mr. Davis 12/12/69

This dwelling has two flats with the owner occupying one. The other flat is a three bedroom unfurnished, that rents for \$400.00 per month.

N

## SACRAMENTO



CALIFORNIA







Address: 1720-34-36 Gough St.

Type of Improvement: two story 18 room - 2 flat residential structure.

Improvement Built: 1912 Rental Rate: \_\_\_\_\_

Building Area: 5,300 sq. ft. Rents: \_\_\_\_\_

First Floor 2,800 sq. ft. \_\_\_\_\_

Second Floor 2,600 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

finished bsmt. 570 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Stucco and wood siding exterior over concrete foundation. Partially finished basement with concrete floor, parks two cars. Flat, tar and gravel roof. Interior plaster walls, with tongue and groove walls in basement, and tile walls in kitchen. 14 rooms have hardwood floors, 4 pine and 4 tile floors. three bathrooms, 3 tubs, 13 fixtures, and tile walls in baths. Gas furnace, 2 fireplaces, 2 porches, and 14 closets.

Assessed Valuation: \* Land \$ 29,200.00 Improvements \$ 30,500.00

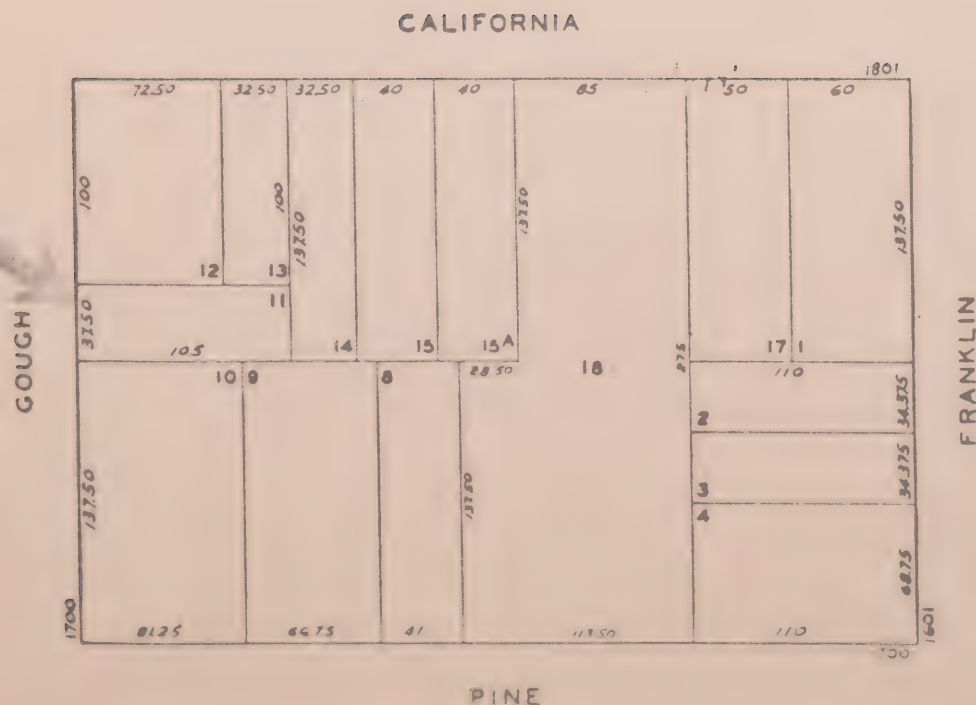
1969-70 Taxes \$ 1,791.10

\* Assessed value is 25%<sup>af</sup> above figures.

Block 648 Lot 11

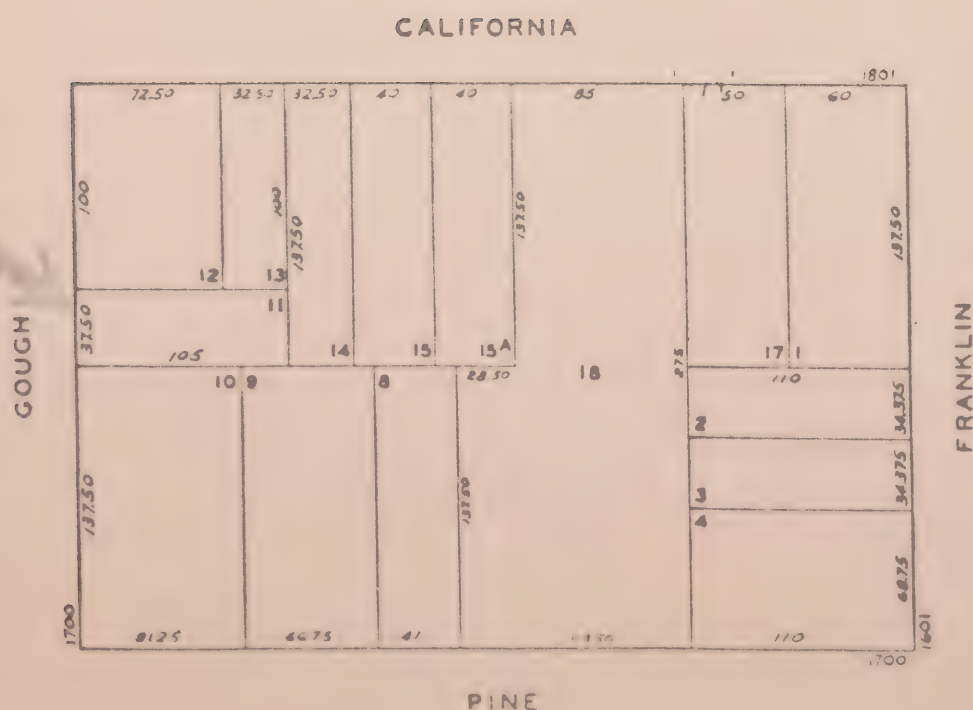


\$29.15





## 2/F









Address: 1332 Pope Street 15th Dallas

Type of Improvement: 2 story, 7 rooms, used as 2 lots.

Improvement Built: 1880 (approx.) Rental Rate: \_\_\_\_\_

Building Area: 5,000 sq. ft. Rents: \_\_\_\_\_

First Floor 1,540 sq. ft. \_\_\_\_\_

Second Floor 1,540 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Concrete foundation with a partial basement, unfinished, with a concrete floor. The exterior walls are made with hollow brick along with glass block. The interior walls are made with plaster. There are 5 rooms at hundred floors, 2 pine and 2 oak. There are 2 bathrooms, 1 kitchen. There are 2 fire places in this building.

Assessed Valuation: Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_



# SALES DATA

Crocker-Citizens National Bank, as executor of the  
Last Will and Testament of A. R. Schubbert, aka,  
Richard Schubert, deceased

A. B. Copeland, a single woman

San Francisco R-3

Book A964, Page 601, File No. 0 2

DATE OF DEED: August 27, 1965 DATE OF RECORDING: 9/15/65

T. D. S.

SALE PRICE:

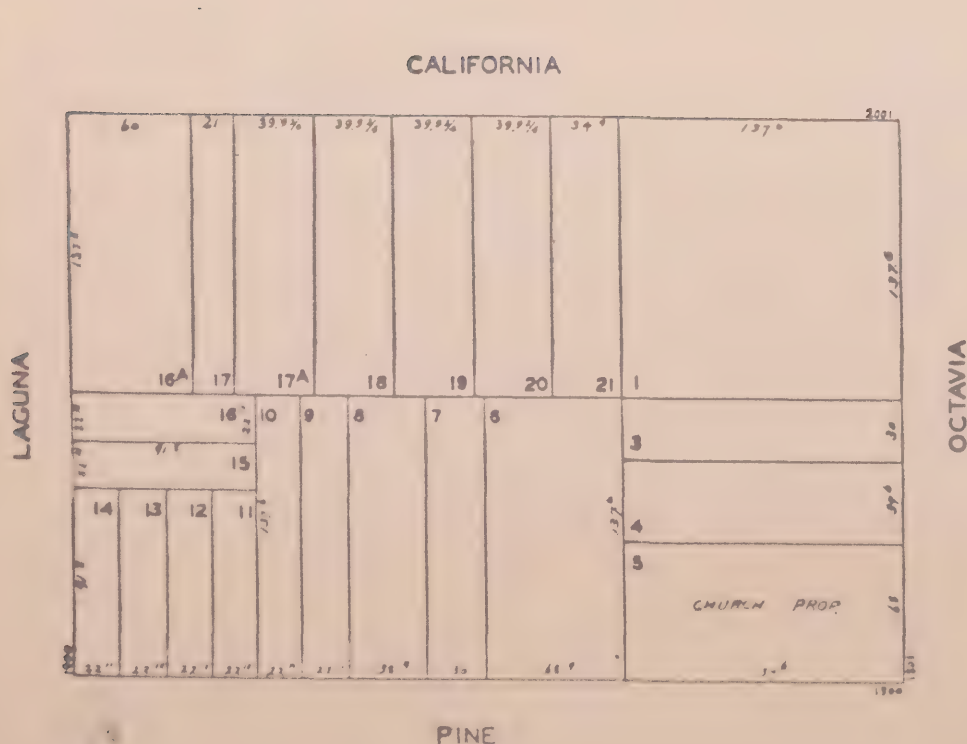
LAND AREA: 2,105 sq. ft.

UNIT VALUE: \$18,782.50 per unit

Superior Court - Order for Payment or Commissions

There is an Order for Payment of Commissions on Sale  
of Real Property dated dated 8/29/65 recorded 9/15/65  
in Book A964, Page 599, File No. 31212.

Two story, 2 flat residence. Each unit has six rooms  
and 2 baths.











Address: 7018 Princeton Ave

Type of Improvement: 3 Story 1/2 Bath 3 Units

Improvement Built: 1918 & 1928 Rental Rate: \_\_\_\_\_

Building Area: \_\_\_\_\_ sq. ft. Rents: \_\_\_\_\_

First Floor \_\_\_\_\_ sq. ft. 3 Apartments \$100

Second Floor \_\_\_\_\_ sq. ft. Unknown

Third Floor \_\_\_\_\_ sq. ft. 1 Apt. 1 Bedroom \$100

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Building has been extensively renovated. Second floor - new furnace, new kitchen, new roof, new electrical and plumbing. First floor - new kitchen, new electrical, new roof, new furnace. The lower floor has been completely renovated for the second time. The lower floor has a new 100% new.

Assessed Valuation: Total \$ 11,000.00 Improvements \$ 2,700.00

1982-83 Taxes \$ 12.40



7/F  
2 22 37 4

GRANTOR: Herbert D. Kosovitz, a single man

GRANTEE: John L. Dole, Jr., a single man

ZONING: San Francisco R-3

RECORDING: Book B150, Page 762, File No. P65L79

DATE OF DEED: June 8, 1967 DATE OF RECORDING: 10-20-67

I.R.S. \$78.10

SALE PRICE: \$71,500.00 D.T. \$46,000.00 to American National Bank & Loan  
\$11,000.00 to grantor

LAND AREA: 3,151 sq.ft.

UNIT VALUE: \$22.69 per sq.ft. of land and building

CONFIRMED: Mr. Dole

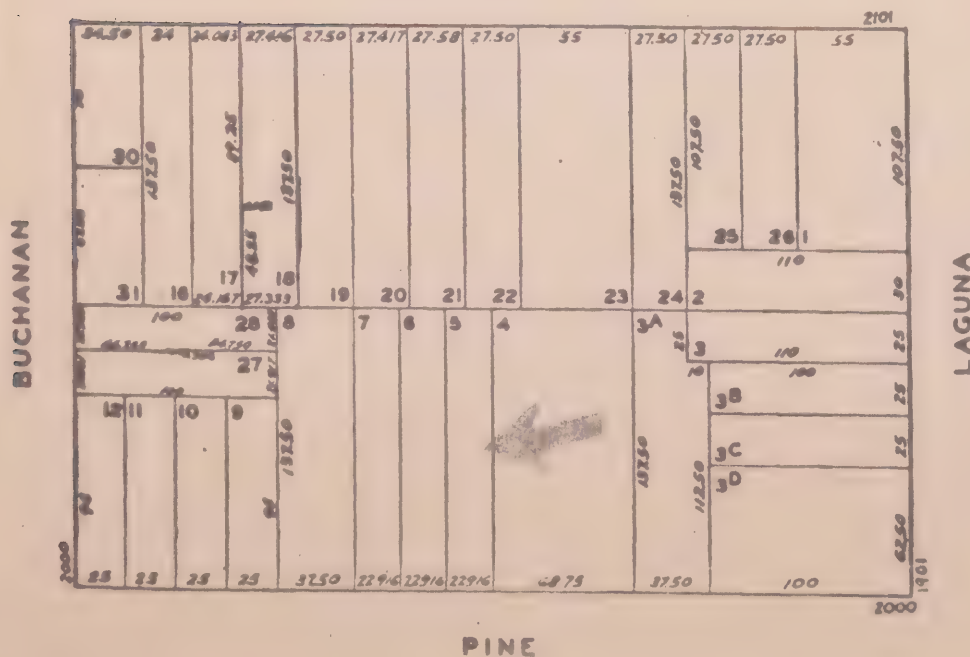
COMMENTS: Kosovitz paid \$24,000.00 approximately 1963 or 1964.

Kosovitz rebuilt at a cost of \$40,000.00 ±. Currently occupied by Mr. Dole on second floor and he rents the first floor at \$275.00 per month. Estimate of rental for first floor is \$300.00 to \$325.00

This building has been completely rebuilt and is currently in an almost new condition. The remodelling included floors, heating, window doors foundation, heating, wiring, etc.

This building was the subject of an extensive article in Sunset Magazine.

# CALIFORNIA



Block 651 Lot 5





Address: \_\_\_\_\_

Type of Improvement: \_\_\_\_\_

Improvement Value: \_\_\_\_\_

Rental Rate: \_\_\_\_\_

Building Area: \_\_\_\_\_

Sq. Ft.

Rent: \_\_\_\_\_

First Floor: \_\_\_\_\_

Sq. Ft.

Second Floor: \_\_\_\_\_

Sq. Ft.

Third Floor: \_\_\_\_\_

Sq. Ft.

Fourth Floor: \_\_\_\_\_

Sq. Ft.

\_\_\_\_\_ Sq. Ft.

Improvement Description:

One-story, one-unit, one-family residence. Partly finished basement with concrete floor. Masonry exterior with asbestos roofing. Full kitchen, 7 rooms, hardwood floors, 7 new pine, and 8 new tile floors. 1 bathroom, 2 closets, 4 tubs (one built-in), one tile shower, and one tub. 8 steps to front porch. Porch is closed.

Assessed Value: \_\_\_\_\_

Land: \_\_\_\_\_

Improvements: \_\_\_\_\_

Improvements: \_\_\_\_\_

Improvements: \_\_\_\_\_

1969-70 taxes: \_\_\_\_\_

1969-70 taxes: \_\_\_\_\_



See also attached sheet of same figure.

# SALES DATA

2/F  
28/28 7

GRANTOR: Joseph Castagna Jr., a single man

GRANTEE: Fletcher C. Benton II and Roberta Lee Benton, his wife

ZONING: San Francisco R-3

ORDING: Book B258, Page 168, File No. R03297

DATE OF SALE: July 13, 1968 DATE OF RECORDING: 7/17/68

PRICE: \$62,000

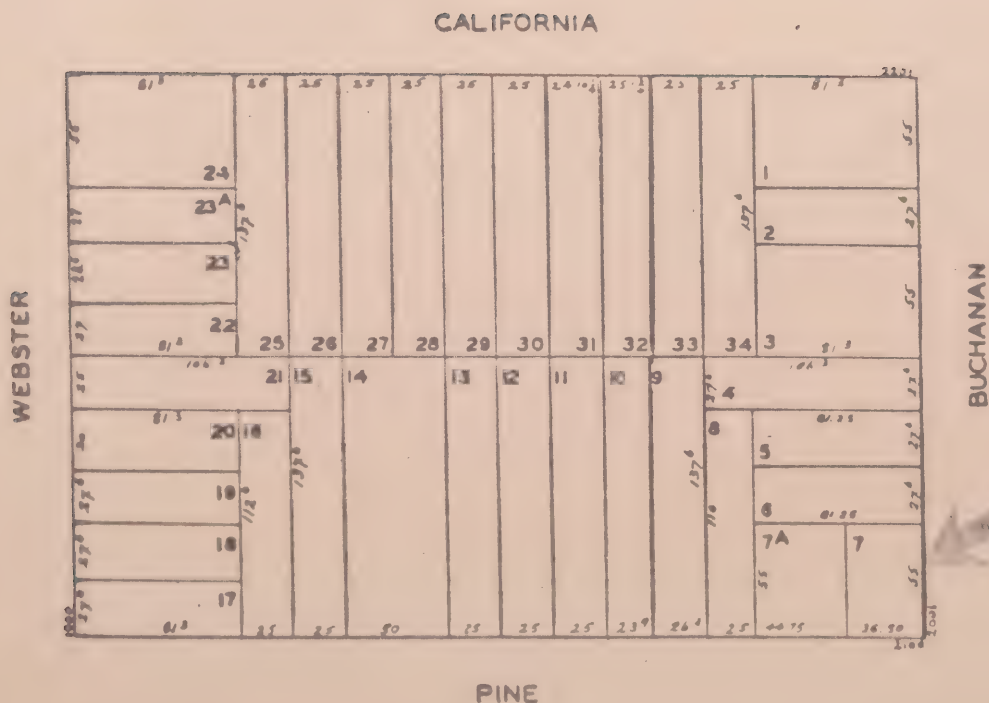
AMOUNT PAID: \$37,000.00 D.T. \$40,000.00 to San Francisco Federal Savings and Loan Assoc.

LAND AREA: 2,008 sq. ft.

UNIT PRICE: \$28,500.00 per unit (\$11.97 per sq.ft. of bldg. inc. land)

CONFIRMED: Mr. Benton 12/19.69

COMMENTS: This is a two flat dwelling with a small flat renting for \$150.00 per month.



Block 652 Lot 7









Address: 4172 Pine St.

Type of Improvement: two story 14 room wood frame flat building

Improvement Built: 1875 Rental Rate: \_\_\_\_\_

Building Area: 2,904 sq. ft. Rents: \_\_\_\_\_

First Floor & bsmt 432 sq. ft. \_\_\_\_\_

Second Floor 1,236 sq. ft. \_\_\_\_\_

Third Floor 1,236 sq. ft. \_\_\_\_\_

Shed 304 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Superior wood siding exterior over concrete foundation. Partial basement finished with two rooms. Gabled roof. Plastered interior walls, Pine floor. 2 bathrooms, 2 tubs, 13 fixtures, 1 fireplace, 2 porches, and 7 closets.

Assessed Valuation: Land \$ 15,500.00 Improvements \$ 1,000.00

1969-70 Taxes \$ 390.32

\* Assessed value is 25% of above

Block 637 Lot 15

# SALES DATA

3/F  
341  
Fire Gutted

GRANTOR: Granite Land Company, California Corporation

GRANTEE: Fenton E. King and La Vetta King, his wife

ZONING: San Francisco R-3

RECORDING: Book A876, Page 310, File No. N64963

DATE OF DEED: November 30, 1964 DATE OF RECORDING: 2/2/65

1.0.3. \$13.20

SALE PRICE: \$12,000.00 D.T. \$8,347.70 to grantor

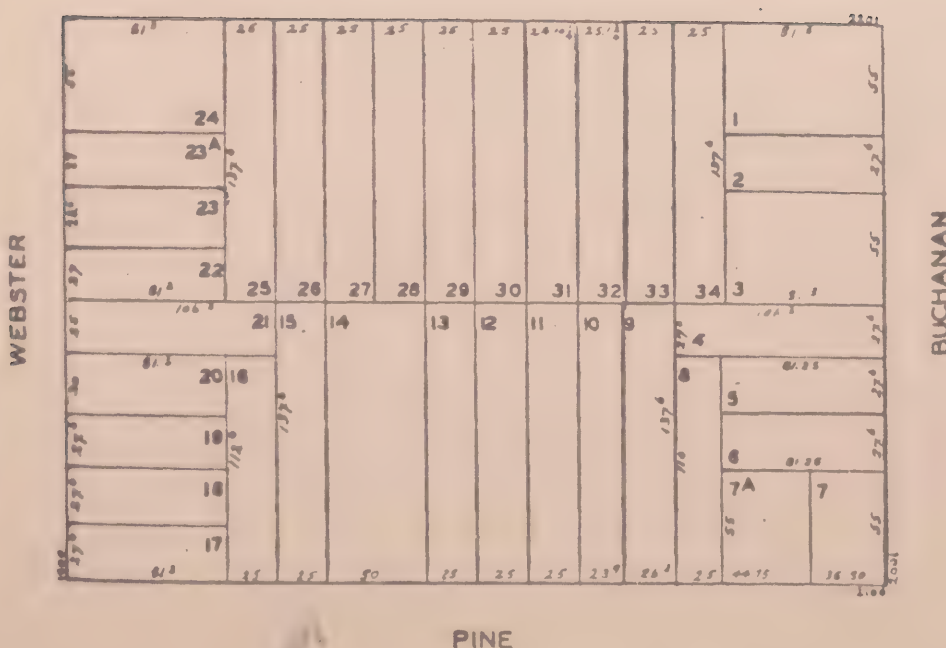
LAND AREA: 3,438 sq.ft.

UNIT PRICE: \$4,000.00 per unit.

ACCOUNTANT: Accountant for grantor 12/29/69

COMMENTS: This was sold for what was owed against it.  
This building was gutted at time of sale and has since been remodeled.

## CALIFORNIA











Address: 1332 - 14 Webster St.

Type of Improvement: two story 11 room wood frame building.

Improvement Built: \_\_\_\_\_ Rental Rate: \_\_\_\_\_

Building Area: 24400 sq. ft. Rents: \_\_\_\_\_

First Floor 12200 sq. ft. \_\_\_\_\_

Second Floor 11200 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Brick and tile exterior over concrete foundation. Flat, tar and gravel roof.  
Plastered interior walls. Pine floors, 2 bathrooms, 8 fixtures, 2 tubs.  
2 gas fired circulating heaters and 8 closets.

Assessed Valuation: \* Land \$ 13,800.00 Improvements \$ 14,900.00

1969-70 Taxes \$ 891.02

\* Assessment value is 25% of above figures.

Block 652 Lot 22

1/F  
2 2 1 1  
1 1 2 1

Traverse, ... ..

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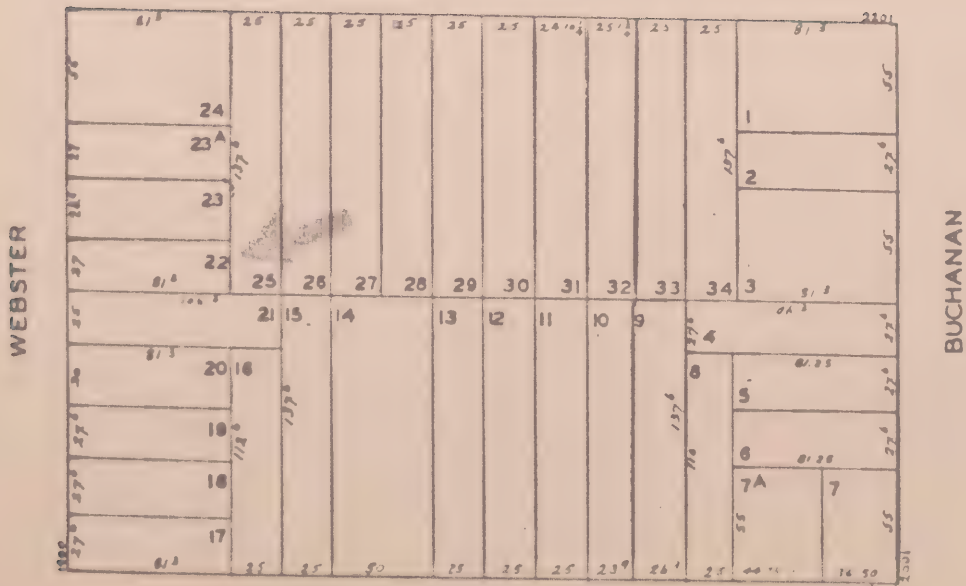
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CALIFORNIA











Address: 2256-18 - 38A Elm St.

Type of Improvement: Two story wood frame 13 room dwelling

Improvement Built: 1897 Rental Rate: \_\_\_\_\_

Building Area: 5,675 sq. ft. Rents: \_\_\_\_\_

First Floor 1,400 sq. ft. \_\_\_\_\_

Second Floor 1,200 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Partial Basement 375 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood frame building on a brick foundation with a partial basement, unfinished, with cement floor. Exterior is rustic with plain oak. Flat, tar and gravel roof. Interior trim is pine over plaster walls. Floors are pine. There are 3 bathrooms, 12 closets, 3 fireplaces. There appears to be no central heating or furnace.

Assessed Valuation: \* Land \$ 14,100.00 Improvements \$ 14,700.00

1969-70 Taxes \$ 964.01

\* Assessed value is 28% of above figured.

Block 651 Lot 16

# SALES DATA

2/1  
1438

GRANTOR:

Allen Rogers Simpson

GRANTEE:

Robert Kirby, a single man

ZONING:

San Francisco

RECORDING:

Book B110, Page 286, File No. P35558

DATE OF DEED:

January 11, 1967

DATE OF RECORDING: 1/13/67

I.R.S.

\$8.80

SALE PRICE:

\$34,000.00

LAND AREA:

2,365 sq.ft.

UNIT VALUE:

\$17,000.00 per unit (\$11.43 per sq.ft. bldg: inc. land)

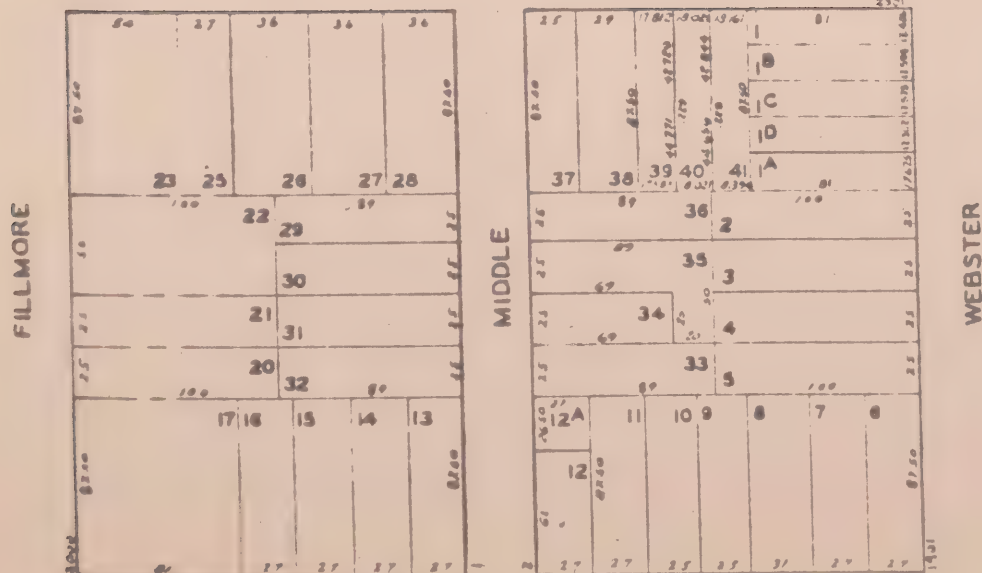
CONFIRMED:

Mr. Kirby 12/10/69

COMMENTS:

Dwelling used as two flats. Owner lives in one unit.  
The other unit is a 3 bedroom and rents for \$145.00.

## CALIFORNIA



Block 653 Lot 14









Address: 2373 California St.

Type of Improvement: two story wood frame 10 room dwelling

Improvement Built: 1970 Rental Rate: \_\_\_\_\_

Building Area: 2,040 sq. ft. Rents: \_\_\_\_\_

First Floor 1,080 sq. ft. \_\_\_\_\_

Second Floor 968 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood frame building converted into three apartments. It has a brick foundation. There is a partial garage with parking for one car below the house. Exterior walls are wood with a plain trim. Gable, tar and gravel roof. Interior trim is pine over plaster walls. There are all pine floors. Four bathrooms with 13 fixtures. Three fireplaces and a circulating heater are in this house.

Assessed Valuation: Land \$ 21,600.00 Improvements \$ 12,300.00

1969-70 Taxes \$ 1,047.72

\* Assessed value is 25% of above figures.

Block 233 Lot 26



3 22 10  
16 47

GRANTOR: Merton Newman, Jr. and Laura C. Newman, his wife

GRANTEE: David A. Becker and Julia B. Becker, his wife

ZONING: San Francisco R-4

RECORDING: Book B 24, Page 193, File No. 065041

DATE OF DEED: February 23, 1966 DATE OF RECORDING: 3/2/66

1966 \$57.75

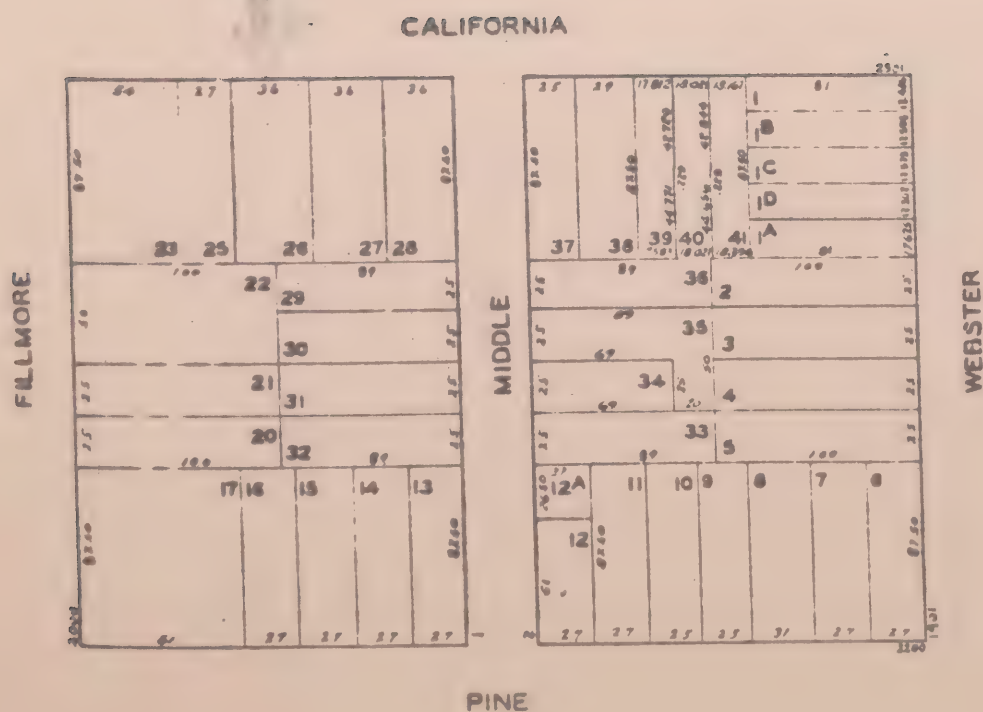
SALE PRICE: \$52,500.00 D.T. \$33,700.00 to Lytton Savings and Loan Association

LAND AREA: 3,150 sq. ft.

UNIT VALUE: \$17,500.00 per apt. (\$25.64 per sq. ft. of bldg. inc. land)

CONFIRMED: Mrs. Newman 12/20/69

COMMENTS: This was an inflated price due to the fact that no cash was involved. The sellers took back a deed of trust in addition to the above.



Block 653 Lot 26



See preceding pages.

# SALES DATA

GRANTOR: Merton Newman, Jr., and Laura C. Newman, his wife

GRANTEE: William Richard Rupp, a single man

RECORDING: San Francisco R-4

RECORDING: Book B115, Page 755, File No. P39517

DATE OF DEED: February 2, 1967 DATE OF RECORDING: 2/3/67

P.R.S.: \$9.35

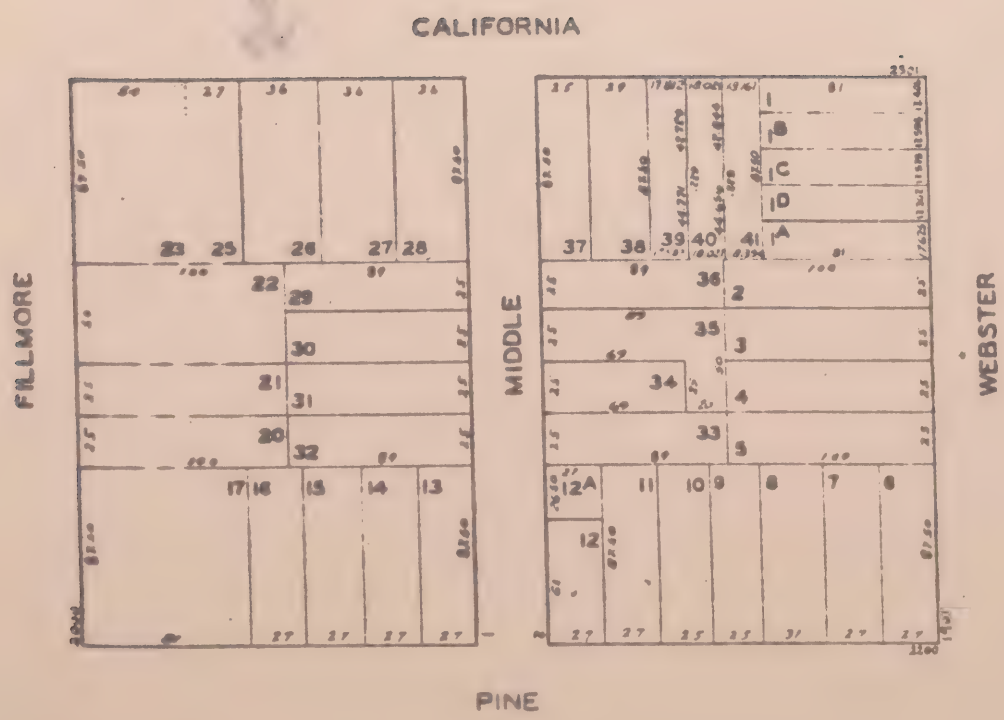
SELL PRICE: \$8,500.00

LAND AREA:

UNIT VALUE:

CONFIRMED: Mrs. Newman 12/20/69

COMMENTS: This was two units at time of sale. The owner was not sure they were "legal" units so they sold them "as is" This was originally a rooming house.



Block 653 Lot 26









Address: 2802-64 Pine Street

Type of Improvement: Two Units

Improvement Built: 1963 Rental Rate: \_\_\_\_\_

Building Area: 7,272 sq. ft. Rents: \_\_\_\_\_

First Floor 1,810 sq. ft. 5 rooms \_\_\_\_\_

Second Floor 1,415 sq. ft. 8 rooms \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

This building contains two flats and it has an unfinished basement and a concrete foundation. The exterior is wood siding with a flat, tar and gravel roof. The interior has plastered walls and ceilings. Each dwelling contains two bedrooms and a bathroom. There is a driveway leading to the side of residence for parking in rear yard.

Assessed Valuation: \*Land \$ 21,400.00 Improvements \$ 4,100.00

1969-70 Taxes \$ 122.44

\*Assessed values by 20% of above figures.

Block 051 Lot 17

# SALES DATA

2/7  
4-53  
2446

GRANTOR: Ronald J. Kathryn, L. Oliva and  
Donald J. Gordon and Margaret C. Gordon

GRANTEE: Frances L. Ross

ZONING: San Francisco R-4

RECORDING: Book B 81 Page 482 File No. P13622

DATE OF DEED: September 9, 1966 DATE OF RECORDING: 9/12/66

I.R.S. \$34.10

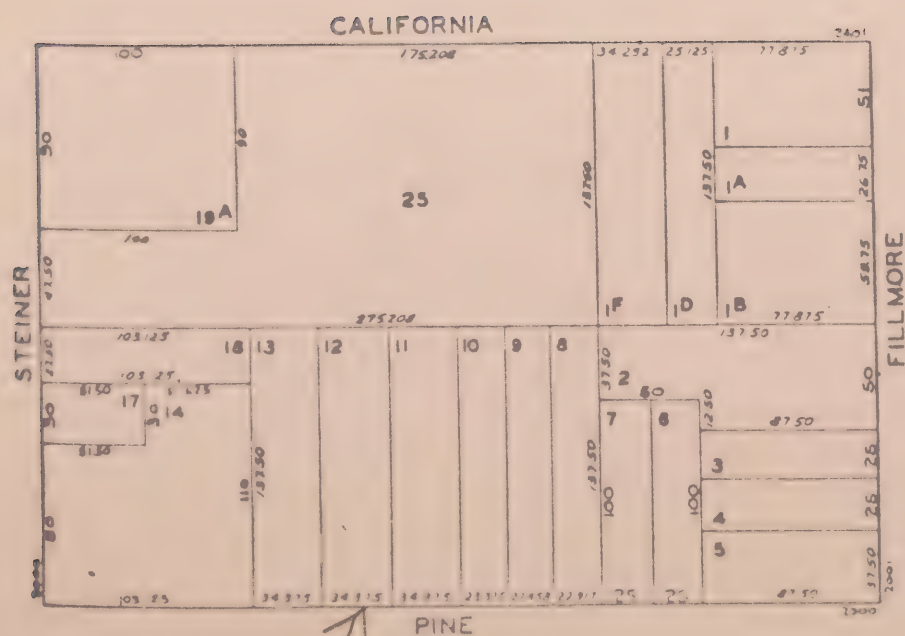
SALE PRICE: \$31,000.00 D.T. \$3,000.00 to grantors

LAND AREA: 4,727 sq.ft. (34.375' x 137.5') \$24,000.00 to Fidelity  
Savings and Loan Association

UNIT VALUE: \$9.59 per sq.ft. of building including land

CONFIRMED: Donald J. Gordon (Gordon Realty)

COMMENTS: Gordon acquired this property from Addie Mae Johnson  
and Mary Billups in May of 1966. That transaction was  
a trade and this liquidated the trade property accepted  
by Gordon and Oliva.











Address:

1424 Pine St.

Type of Improvement:

two story wood frame six room dwelling

Improvement Built:

1895

Rental Rate:

Building Area:

1,015

sq. ft.

Rents:

First Floor

1,075

sq. ft.

Second Floor

540

sq. ft.

Third Floor

sq. ft.

sq. ft.

sq. ft.

### Improvement Description:

Wood frame single family residence that has been converted to two flats with a single entrance. There is a concrete foundation. Partial basement, unfinished, with cement floor. Exterior wall - decorative shingles with a plain wood trim. The roof is flat, tar and gravel. Interior trim is pine over plaster. There are some hardwood floors and some pine. There are 2 bathrooms and fixtures. 2 fireplaces.

NOTE: There was a listing in the San Francisco Examiner for \$83,500, on 3-3-69.

Assessed Valuation:

\* Land

\$ 14,300.00

Improvements

\$ 12,786.00

1969-70 Taxes

\$ 829.56

\* Assessed value is 25% of above figures.

Block 050 Lot 12



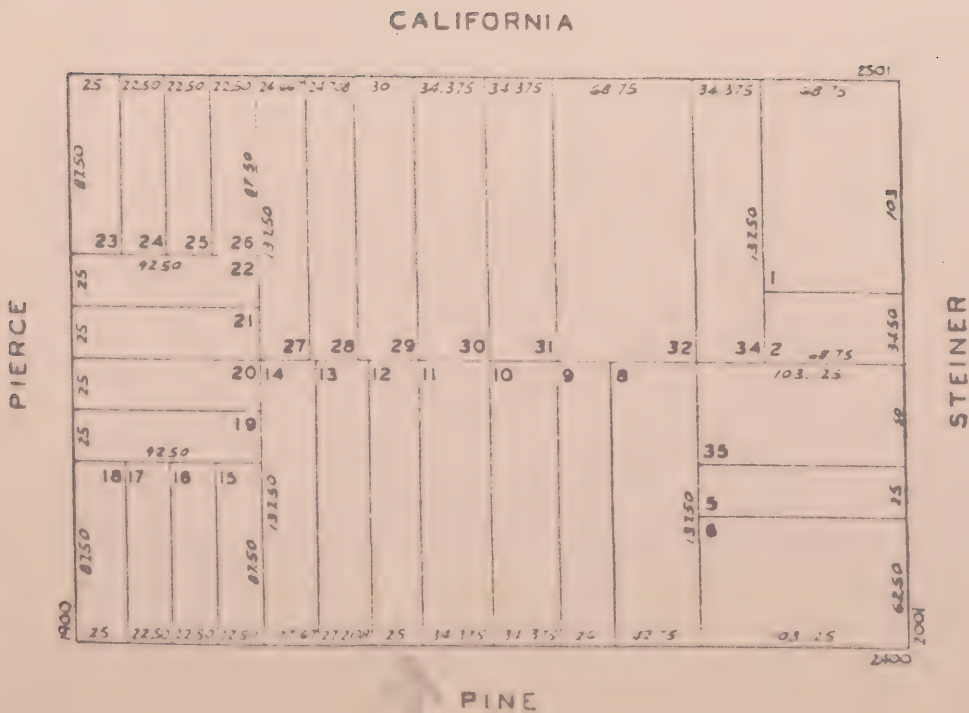
## SALES DATA

June 16, 1969

LAND AREA:

CONFIRMED:

COMMENTS:









Address: 2573 California St.

Type of Improvement: two story wood frame 10 room dwelling

Improvement Built: 1890 Rental Rate: \_\_\_\_\_

Building Area: 2,408 sq. ft. Rents: \_\_\_\_\_

First Floor 1,022 sq. ft. \_\_\_\_\_

Second Floor 1,022 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Basement 364 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood frame dwelling used as 2 flats. Brick foundation with a full basement, unfinished. Two finished rooms in the basement with a cement floor. There is parking for one car. Exterior walls are part stucco and part rustic with plain trim. Gabled roof with asbestos shingles. Interior trim is pine over plaster. Some hardwood floors, and some pine, there are two tile floors in baths. Two bathrooms, 11 fixtures. Gas circulating heater.

Assessed Valuation: \* Land \$ 15,300.00 Improvements \$ 12,600.00

1969-70 Taxes \$ 637.23

\* Assessed value is 2% of above figure.

Block 145 Lot 27











Address: 2372 Pink Street

Type of Improvement: Two story, 11 room wood frame 2 apartment unit building

Improvement Built: 1988 (Improved 1915) Rental Rate: \_\_\_\_\_

Building Area: 2,000 sq. ft. Rents: \_\_\_\_\_

First Floor 1,200 sq. ft. \_\_\_\_\_

Second Floor 1,500 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Building has stucco and wood siding over concrete foundation with a full unfinished basement and concrete floor, also, space for two cars parking. It has a flat, tar and gravel roof, 6 bathrooms with 24 fixtures and a fire escape.

Assessed Valuation: \* Land \$ 13,300.00 Improvements \$ 16,700.00

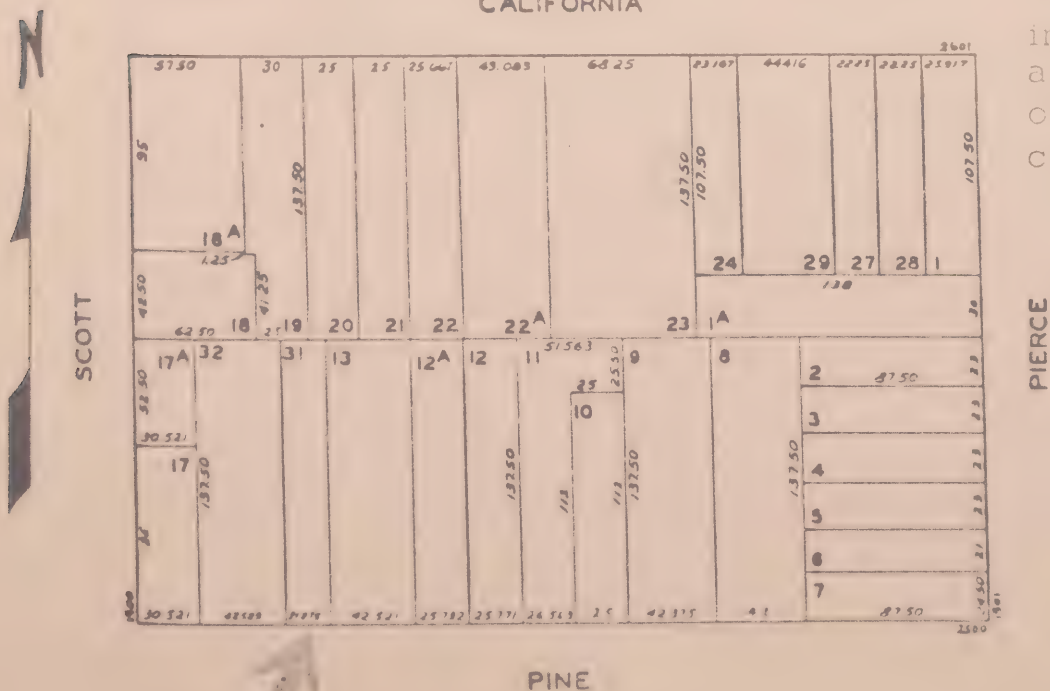
1969-70 Taxes \$ 911.71

## SALES DATA

THE UNIVERSITY OF CHICAGO

CONFIRMED:

## OVER THE CALIFORNIA











Address: 123-125 Wilcox Street

Type of Improvement: Two story wood frame 3 unit dwelling

Improvement Built: 1915 moved to this lot 123-125 Rental Rate: \_\_\_\_\_

Building Area: 2,500 sq. ft. Rents: \_\_\_\_\_

First Floor 1,450 sq. ft. \_\_\_\_\_

Second Floor 1,050 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

There are two flats in this building. Building has a concrete foundation with a full basement which has room for two car parking and basement management floor. The exterior walls are rustic with plain trim and roof has gable type with composition shingles. The interior trim is pine over plaster walls and floors are pine. There are two bathrooms with 7 fixtures and no per-manent heating system. Damaged by fire in 1961 and repaired. Amount of alterations was \$2,500.00.

Assessed Valuation: \* Land \$ 6,000.00 Improvements \$ 12,000.00

1969-70 Taxes \$ 15.12

\* Assessed value is 25% of above figures.

Block 635 Lot 12A

GRANTEE:

DATE OF DEF :

R. S.

LATE NOTICE

LAND AREA:

CONFIRMED:

COMMENTS:



Block 659 Lot 12A







Address: 137 A Wilmot Street (rear)

Type of Improvement: two story wood frame dwelling with 8 rooms

Improvement Built: \_\_\_\_\_ Rental Rate: \_\_\_\_\_

Building Area: 1,760 sq. ft. Rents: \_\_\_\_\_

First Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Second Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Wood frame dwelling with a wood-mud sill. No basement. Rustic exterior with plain trim. Roof is gabled asbestos type. Interior is pine over plaster. Floors are all pine. One bathroom with 5 fixtures in this building.

NOTE: As of 10/1/68 - it has been demolished.

Assessed Valuation: \* Land \$ 16,800.00 Improvements \$ 20,000.00

1969-70 Taxes \$ 1,130.68



Address: 1000-7th Street, San Francisco, Calif.

Type of Improvement: Three story brick frame building with three units

Improvement built: 1915 Rental Rate: \_\_\_\_\_

Building Area: 6,765 sq. ft. Rent: \_\_\_\_\_

First Floor 1,975 sq. ft. \_\_\_\_\_

Second Floor 1,975 sq. ft. \_\_\_\_\_

Third Floor 1,975 sq. ft. \_\_\_\_\_

Basement 3,920 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

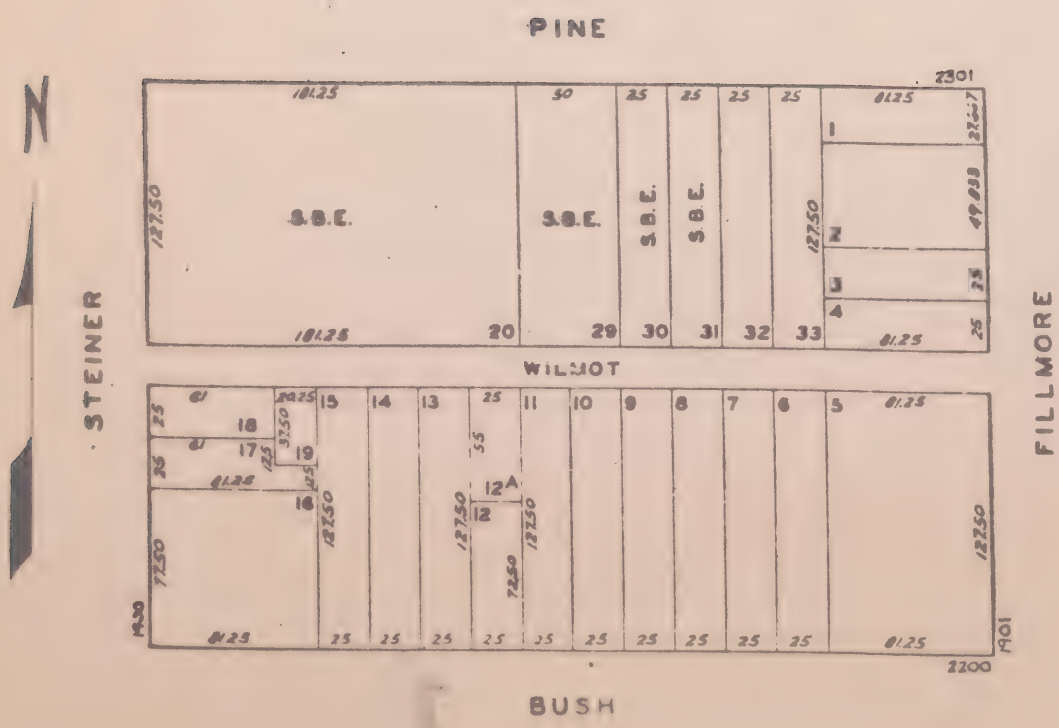
The building consists of three flats. Brick foundation. There is a full unfinished basement. The building is on the basement with a cement floor. Exterior walls are made with red brick. Flat, tarred and grouted roof. Interior trim is pine over plastic walls. There are 17 rooms of pine floor, and hardwood in halls. Three bathrooms and 17 closets. (Description of other features is omitted)

Assessed Valuation: Land \$ 10,000.00 Improvements \$ 20,000.00

1960-70 Taxes \$ 1,100.00



\* Assessed value is 25% of above figures.









Address: 1208 30th St.

Type of Improvement: Two story 1 1/2 room wood frame apartment - flat building

Improvement value: 2,800 Rental Rate: \_\_\_\_\_

Building Area: 2,930 sq. ft. Rents: \_\_\_\_\_

First Floor: 1,495 sq. ft. \_\_\_\_\_

Second Floor: 1,495 sq. ft. \_\_\_\_\_

Third Floor: \_\_\_\_\_ sq. ft. \_\_\_\_\_

Basement: 880 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

**Improvement Description**

Wood frame building over brick foundation. Full basement, partially finished. Gabled and flat roof with tar and gravel, and composition shingles. Concrete walls and foundation. There are 1 1/2 rooms with 1 1/2 bathrooms. The building is a two story building. Building is divided into two separate units.

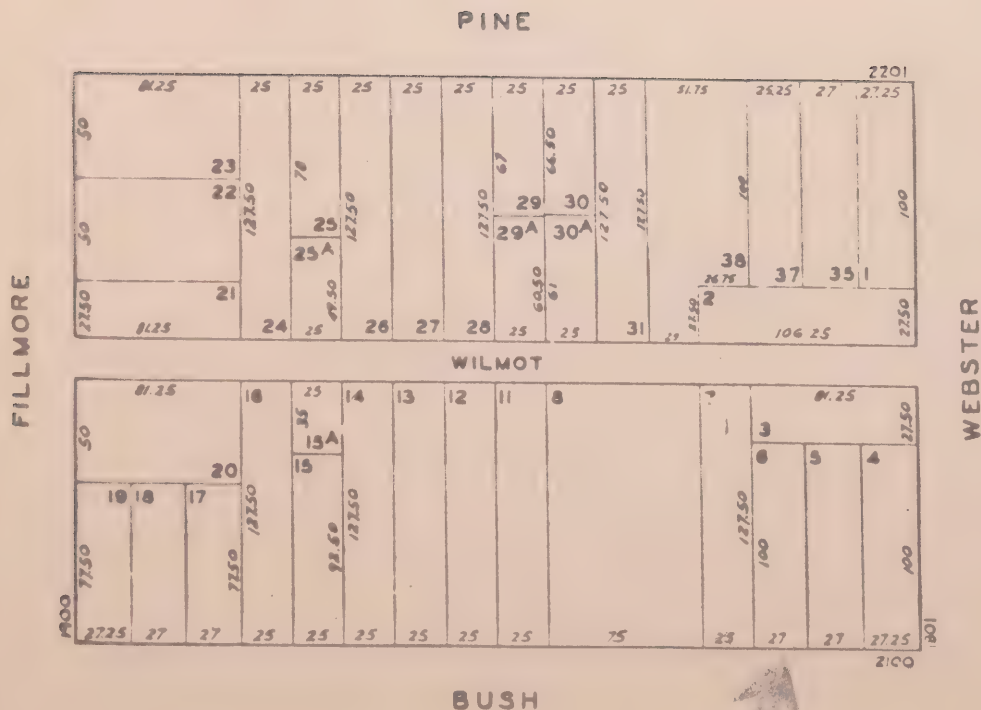
Assessed Valuation: Land \$11,000.00 Improvements \$1,700.00

1964-65 Taxes \$17.10



# SALES DATA

TOR: Henry Williams and Georgia Williams, hi  
 GRANTEE: Stephen Clarke White, a single man  
 ZONING: San Francisco R-3  
 RECORDING: Book B289, Page 181, File No. R26116  
 DATE OF DEED: November 12, 1968 DATE OF RECORDING: 11/13/68  
 I.R.S. \$39.60  
 SALE PRICE: \$36,000.00 D.T. \$25,200.00 to The California Bank of California  
 LAND AREA: 2,700 sq.ft. \$3300.00 to Allen M. Okamoto, et ux  
 UNIT VALUE: \$9.11 per sq.ft. of bldg. inc. land  
 CONFIRMED: Dr. White 12/20/69  
 COMMENTS: The above grantee has resold this parcel in 1968 for \$33,000.00. It was in an uninhabitable condition at time of sale. This parcel is currently being remodeled by the new owner.



Block 660 Lot 0









Address: 2243 -2245 Pine St.

Type of Improvement: two story 10 room wood frame, 2 flat building.

Improvement Built: 1880 Rental Rate:

Building Area: 1,960 sq. ft. Rents:

First Floor 980 sq. ft.

Second Floor 980 sq. ft.

Third Floor  sq. ft.

sq. ft.

sq. ft.

#### Improvement Description:

Wood siding exterior over concrete foundation. Full basement, unfinished.  
Flat, tar and gravel roof. Interior plastered walls. Pine floors, 2 bathrooms,  
10 fixtures, 2 tubs, 8 closets, are in this building. No furnace.

Assessed Valuation: Land \$ 10,700.00 Improvements \$ 3,500.00

1969-70 Taxes \$ 436.28

\* Assessed value is 25% of above figures.

Block 660 Lot 29

# SALES DATA

Basilio Camia and Josefa Camia, his wife and  
Ricardo Tagle and Tarccla T. Tagle, his wife,  
aka, Tarccla Tarlit Tagle

GRANTEE: Masao Mikami and Shizuye Mikami, his wife

San Francisco R-3

RECORDING: Book A 955, Page 220, Fil No. 014035

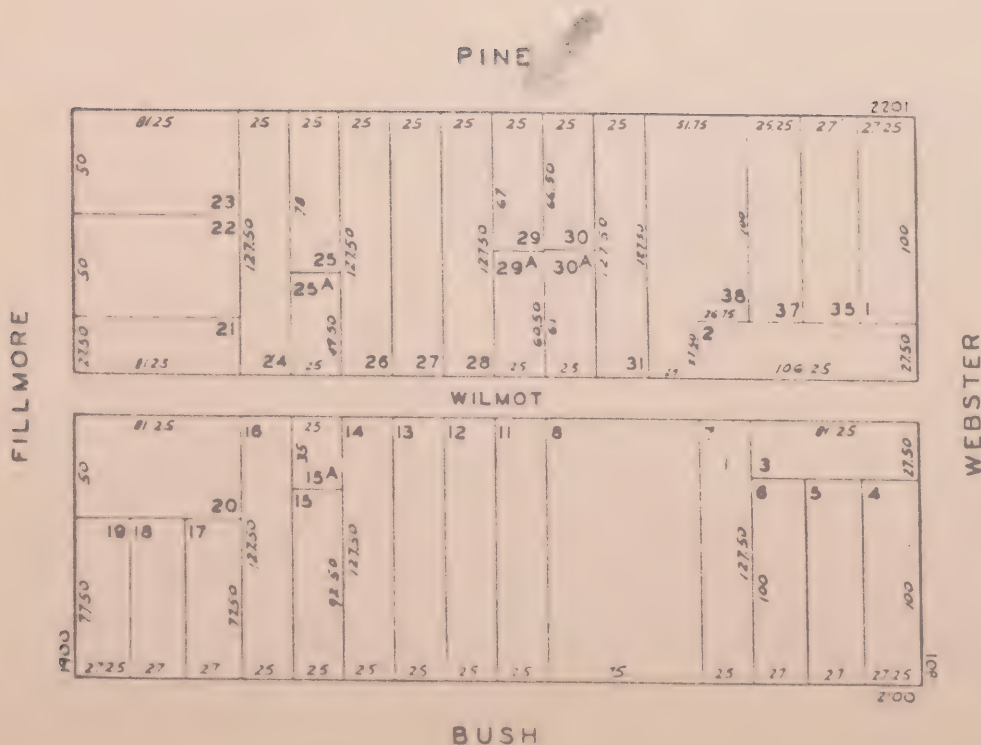
DATE OF DEED: August 15, 1965 DATE OF RECORDING: 8/17/65

\$20,000.00 D.T. \$12,000.00 to The Bank  
of Tokyo of California  
1,675 sq. ft.

UNIT VALUE: \$10,000.00 per unit (\$10.20 per sq.ft. of bldg. inc. land)

Mr. Mikami 12/27/69

COMMENTS: The owner occupied one unit. The other unit rented for  
approximately \$85.00 per month. Mr. Mikami made a  
lot of repairs including complete rewiring, and complete  
copper piping. Rents presently are \$180.00 and \$165.00  
per month.









Address: 4-12-11th St.

Type of Improvement: Rebuilding (new) (for conversion of building)

Improvement Subject: Building Central Office

Building Area: 1100 sq. ft. Refr.

First Floor: 120 sq. ft.

Second Floor: 120 sq. ft.

Third Floor: 120 sq. ft.

120 sq. ft.

120 sq. ft.

Improvement Description:

Building existing with concrete foundation. All masonry, windows, doors, etc., replaced with new material. Interior walls and floors replaced. There are now living, a bathroom, kitchen, etc., and a small office. All new. 720 heating units.

Address: 11th St.

1954-70

etc

7,700.00

7



L

J

11th St. Building

11th St. Building











Address: 15-18 Walnut

Type of Improvement: two story - 9 room - 2 flat wood frame building

Improvement Built: 1888 Rental Rate: \_\_\_\_\_

Building Area: 1,540 sq. ft. Rents: \_\_\_\_\_

First Floor 770 sq. ft. \_\_\_\_\_

Second Floor 770 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood side exterior over brick foundation. Partial basement with cement floor, unfinished. Gabled roof with composition shingles. Interior walls are plastered. There are 9 pine floors throughout house, 2 bathrooms, 9 fixtures, 2 tubs, and 4 closets.

Assessed Valuation: \* Land \$ 12,500.00 Improvements \$ 8,700.00

1969-70 Taxes \$ 465.00

\* Assessed value is 25% of above figures.

Block 660 Lot 30A

# SALES DATA

GRANTOR: Robert C. Hines, as his separate property

GRANTEE: Jeanne F. Dodds, a single woman and Ruth Thierbach, a single woman

ZONING: San Francisco R-3

RECORDING: Book B 38 Page 310, File No. 075408

DATE OF DEED: April 4, 1966 DATE OF RECORDING: 4/8/66

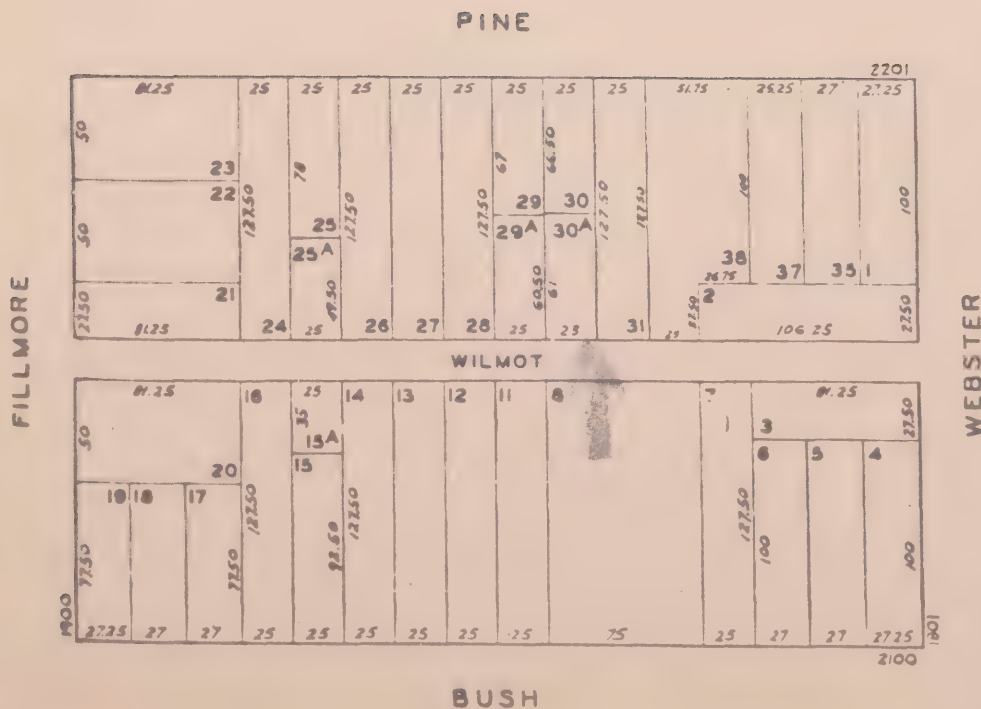
SALE PRICE: \$30,000.00 D.T. \$2,000.00 to grantor

LAND AREA: 1,525 sq.ft.

UNIT VALUE: \$15,000.00 per unit (\$19.48 per sq.ft. of bldg. inc. land)

CONFIRMED: Miss Dodds 12/20/69

COMMENTS: This dwelling has 2 flats. The lower flat rents for \$185.00 per month, unfurnished, and the upper flat rents for \$195.00 per month, unfurnished.











Address: 3187 - 2189 Elm Street

Type of Improvement: 3 story - 3 unit dwelling

Improvement Built: 1960 approximately Rental Rate: \_\_\_\_\_

Building Area: \_\_\_\_\_ sq. ft. Rents: \_\_\_\_\_

First Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Second Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood siding exterior over concrete foundation. With partial unfinished basement with cement floor. Parking for three cars - see up this dwelling. Building has a flag, car and gravel pad. The interior walls are plaster with blue tile. It includes new wiring, new plumbing, 3 new heating units.

Assessed Valuation: Land \$ 17,300.00 Improvements \$ 37,600.00

1969-70 Taxes \$ 1,144.05

Block 661 Lot 1\*









Address: 1845 - 1847 Laguna Street

Type of Improvement: Two-story wood frame 2 flat apartment building

Improvement Built: 1900 Term of Lease: \_\_\_\_\_

Building Area: 2700 sq. ft. Rents: \_\_\_\_\_

First Floor 1425 sq. ft. \_\_\_\_\_

Second Floor 1400 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Wood frame exterior over concrete foundation. Partial basement unfinished, containing furnace, boiler, space to park one car, flat, tar and gravel roof. Interior walls are plastered. 7 hardwood floors, 6 bathrooms, 9 fixtures, 2 built-in tubs, 2 tile walls over tubs, 2 gas-fired burners, 2 refrigerators and 8 closets.

Assessed Valuation: \*Land \$ 11,000.00 Improvements \$ 53,000.00

1969-70 Taxes \$ 1,017.84



28.60 4

GRANTOR: Robert E. Kates, a single man and William S. Swain, aka, Wm. S. Swain, a single man

GRANTEE: Alvin R. Rasmussen, a single man

ZONING: San Francisco R-3

ORDING: Book A913, Page 49, File No. N93279

DEED: April 29, 1965 DATE OF RECORDING: 4/30/65

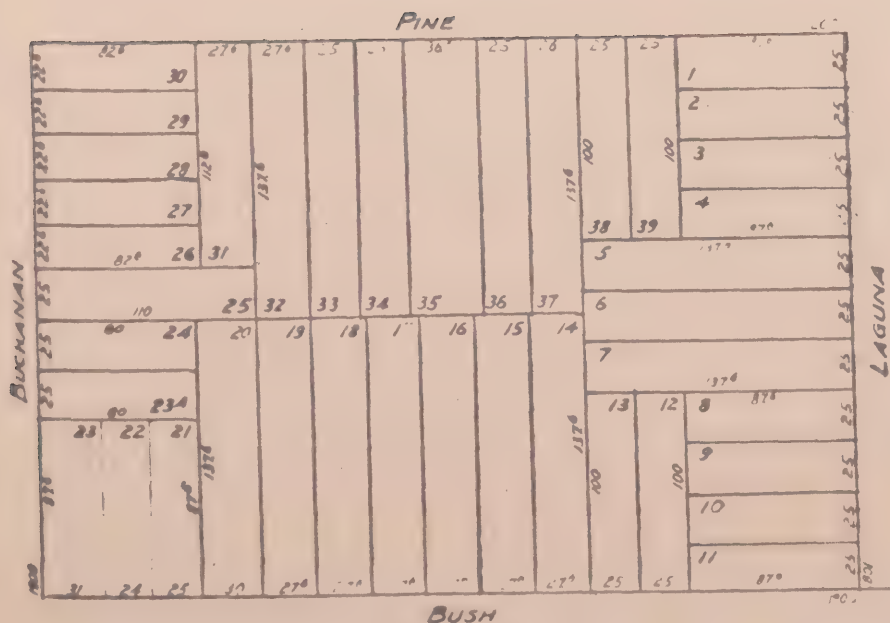
I.R.S. \$68.75

SALE PRICE: \$62,500.00 D.T. \$40,800.00 to Citizens Federal Savings and Loan Association

LAND AREA: 2188 250 \$10,700.00 to grantors

CONFIRMED: Mr. Jim Templin of Lois Harper Realty 12/22/69

COMMENTS: This was traded for property at 2103 Bush Street at \$34,500.00. This property was subsequently traded in August of 1965 to a Mr. Nagle for \$64,500.00. Mr. Rasmussen received property at 204 Divisadero listed in trade for \$31,100.00 (Owner said he had prior to this trade offered it on market at \$30,000.00 for 2 years with no takers).



Block 662 Lot 4



COPI DING: Book 4 250, Page 41, File No 10655

DATE OF DEED August 4, 1965 DATE OF RECORDING: 8/5/65

T.R.S. \$14.30

SALE PRICE: \$64,500.00 D.T. \$2 000.00 to grantor

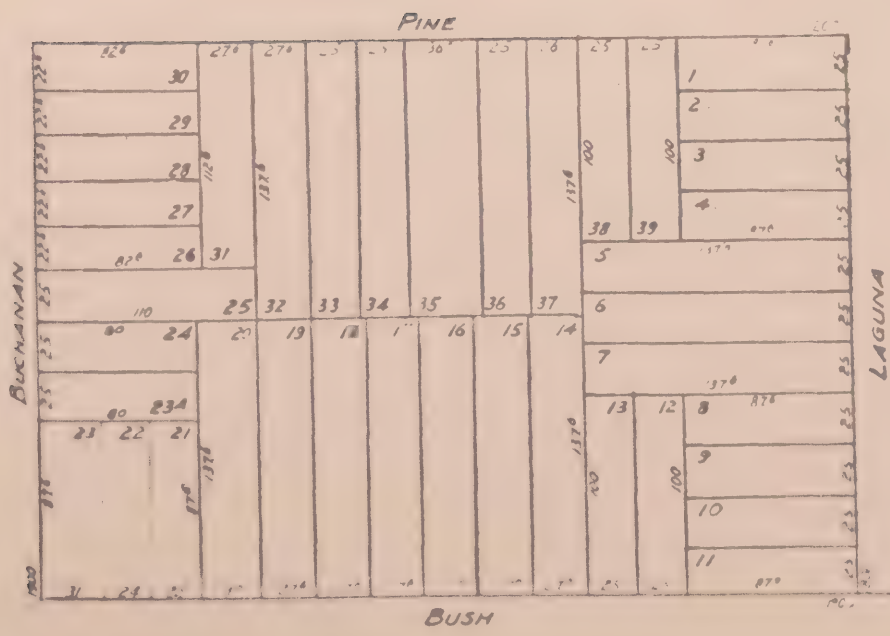
LAND AREA: 2,188 Sq.Ft. ( 25' x 87.5')

UNIT VALUE: \$32,250.00 per Unit

CONFIRMED: Mr. Nagle 12/12/69 & Mr. Jim Templin 12/22/69

COMMENTS: Mr. Nagle says \$64,500.00 was about the highest figure paid for this type of property. He feels that price is inflated. This resulted from a trade of 2 flats which he had inflated. He had three flats for sale at \$30,000.00 for years with no offers. This flat was listed in this trade for \$11,100.00. Mr. Nagle thinks the property and location does not like the neighborhood and school influence. He subsequently sold for \$5 contingent on his ability to purchase his present residence out of the area. This was then handled as a trade. He occupied the lower unit of this property and the upper unit @ \$165.00 per month.

N











Address: 1001 - 1002 - 1004

Type of Improvement: 1 story brick dwelling

Improvement Built: 1924 Rental Rate: \_\_\_\_\_

Building Area: 6,810 sq. ft. Rents: \_\_\_\_\_

First Floor 2,472 sq. ft. \_\_\_\_\_

Second Floor 1,772 sq. ft. \_\_\_\_\_

Third Floor 2,566 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood frame dwelling with brick foundation basement. There is a full basement in very poor condition with wood floors. The exterior walls are masonry with asbestos shingle over plain tile. There is a flat, tar and gravel roof and a section gabled with asbestos shingles. The interior trim is pine over plaster walls. The second floor is being redone with vinyl. There are 25 pine floors, 12 fixtures in the 3 bathrooms. Heat is supplied by a gas furnace. 4 fireplaces 3 porches and 12 closets are also contained in the house.

Assessed Valuation: Land \$ 17,200.00 Improvements \$ 21,800.00

1969-70 Taxes \$ 1274.42

# SALES DATA

GRANTOR: Helen Prasso, a single woman.

GRANTEE: Erhard K. L. Voss, a married man, as his separate property and Stanley Francis James, a single man, each an undivided 1/2 interest

ZONING: San Francisco

RECORDING: Book B125, Page 936, File No. P47230

DATE OF SALE: March 14, 1967 DATE OF RECORDING: 3/15/67

SALE PRICE: \$42.90

LAND AREA: 3,781 sq.ft.

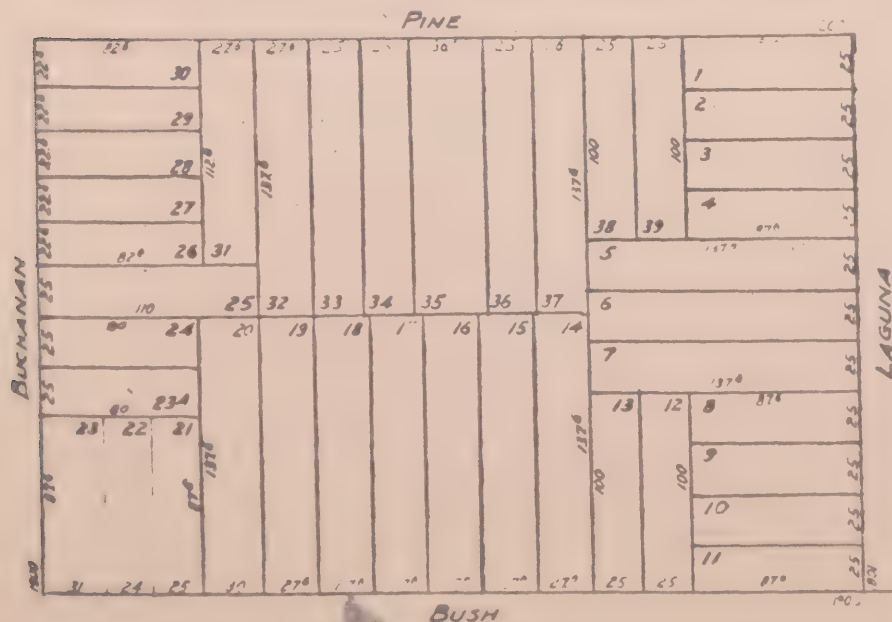
UNIT VALUE: \$13,000.00 per unit

CONFIRMED: Helen Prasso and Mr. Stanley James 12/18/69

Helen Prasso refused to discuss this saying only "if you know your facts (relative to revenue stamps) you can make your own deductions". She would confirm nothing. Mr. James confirmed. When purchased only 1 unit was rented for \$100, 2nd was vacant, 3rd had had fire and was not rentable. Since 1 unit has been remodeled. Mr. Voss, a 1/2 partner lives there. The unrented unit has been made rentable, and rents at approximately \$100. The 3rd unit is being remodeled.

This dwelling sold in March 5, 1967 for \$39,000.00. Owner has taken out second deed of trust from Crocker Citizens in the amount of \$6,123.00 on 3/1/68.

A fire occurred after purchasing, and owner received insurance money. The insurance money plus 2nd deed of trust may indicate alteration value over and above fire damage and repair. This property was inspected 3/5/68. 1260-1264 in fair condition,



Block 662 Lot 18













Address: 1944 - 48 Buchanan

Type of Improvement: two story 18 room wood frame 2-flat apartment building

Improvement Built: 1984 Rental Rate: \_\_\_\_\_

Building Area: 2,900 sq. ft. Rents: \_\_\_\_\_

First Floor 1,480 sq. ft. \_\_\_\_\_

Second Floor 1,480 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood siding exterior over concrete foundation. Partial basement, unfinished. Gabled roof with composition shingles. Interior wall is plastered. There are 11 hardwood floors, 2 pine floors. 2 bathrooms, 8 fixtures, 2 built-in tubs (enclosed). 2 gas fired forced air heaters, 2 fireplaces, and 12 closets are in this building.

Assessed Valuation: \* Land \$ 11,600.00 Improvements \$ 21,000.00

" 1969-70 Taxes \$ 1,001.62

\* Assessed Value is 25% of above figures.

Block 662 Lot 27

3/1  
14-42

ALTON BROUSSARD

GRAN

Alton Broussard and Mary Ann Broussard, his wife

WIFE

Gary Kunz, a single man

OWNED

San Francisco R-3

RECORDING

Block 662, Page 809, File No. N67943

DATE OF SALE

February 8, 1965

DATE OF RECORDING: 2/11/65

I.R.S.

113,113

SALE PRICE

\$26,500.00

D.T. \$19,875.00 to Lytton Savings  
and Loan Association of  
Northern California

LAND AREA

1,842 sq.ft.

UNIT VALUE

\$13,250.00 per unit (\$8

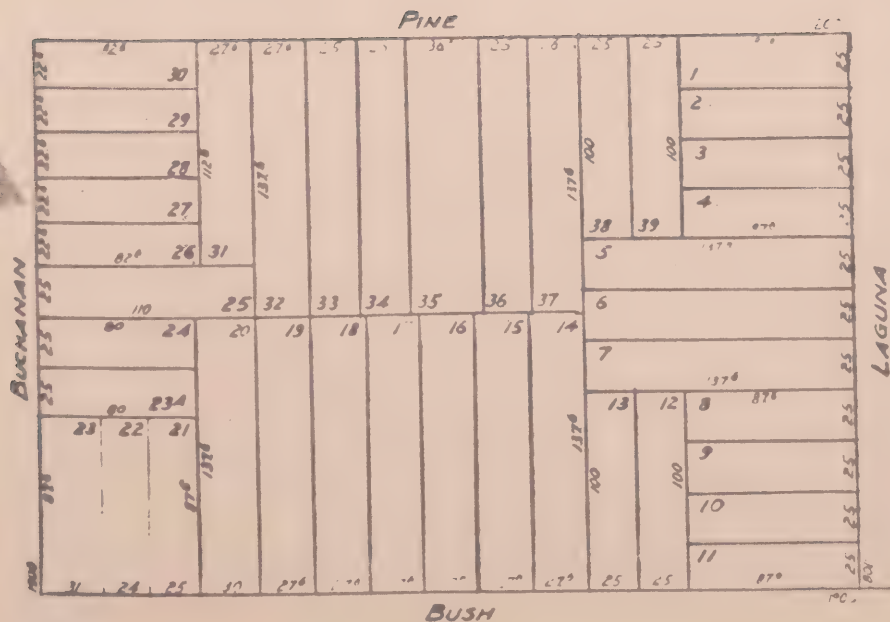
\$1,125.00 per unit)

CONFIRMED:

Mrs. Frances Russell 12/16/69

COMMENTS:

Owner lives in one unit and rents the other for  
approximately \$100.00 a month.



Block 662 Lot 27









Address: 1957 - 1960 Buchanan

Type of Improvement: two story, one and one half wood frame 2 story apartment building

Improvement Built: 1945 Rental Rate: \_\_\_\_\_

Building Area: 2,556 sq. ft. Rents: \_\_\_\_\_

First Floor 1,045 sq. ft. \_\_\_\_\_

Second Floor 1,045 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Stucco wood siding and wood shingle exterior over concrete foundation. Partial basement, unfinished. Gabled roof with composition shingles. Interior walls are plaster. 7 rooms have hardwood floors, 2 new pine, 2 linoleum, 4 tile-pine, 2 built-in tubs. Gas fired furnace, 2 floor plans and 5 closets make up this building.

Assessed valuation: \* Land \$ 11,000.00 Improvements \$ 21,000.00

1969-70 Taxes \$ 1,021.81

\* Assessed value is 25% of above figures.

Block 867 Lot 29

# SALES DATA

GRANTOR: Hisao Kawabata and Annie Kawabata, his wife

GRANTEE: Robert C. Dickenman, a single man

ZONING: San Francisco R-3

RECORDING: Book A899, Page 166, File No. N82274

DATE OF DEED: March 23, 1965 DATE OF RECORDING: 3/29/65

P.R.S. \$34.10

\$31,000.00 \$23,800.00 to Combined Mortgage Co.

LAND AREA: 1,856 sq.ft.

UNIT VALUE: \$15,500.00 per unit (\$11.70 per sq.ft. of bldg. inc. land)

CONFIRMED: Mrs. Kawabata, of Ricksha Realty 12/22/69

COMMENTS: Mrs. Kawabata's best recall of value is \$7,000 per unit flat at time of sale.



Block 662 Lot 29







Address: 1962-81 Buchanan

Type of improvement: Two story detached wood frame two flat roofs as bldg.

Improvement built: 1900 Rent 1 Rater: \_\_\_\_\_

Building Area: 4,120 sq. ft. Rents: \_\_\_\_\_

First Floor 1,184 sq. ft. \_\_\_\_\_

Second Floor 1,104 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Wood siding exterior over concrete foundation. Partial basement, unfinished, with cement floor. Flat tar and gravel roof. Interior walls in plastered, 7 rooms have hardwood floors, 2 have par. 2 bathrooms, 2 fireplaces, 2 closets in cub. Gas fired circulating air warmer. 2 fireplaces, and 3 radiators in this building.

Assessed Valuation: \* Land 12,000.00 Improvements 10,000.00

1969-70 Taxes 2,007.44



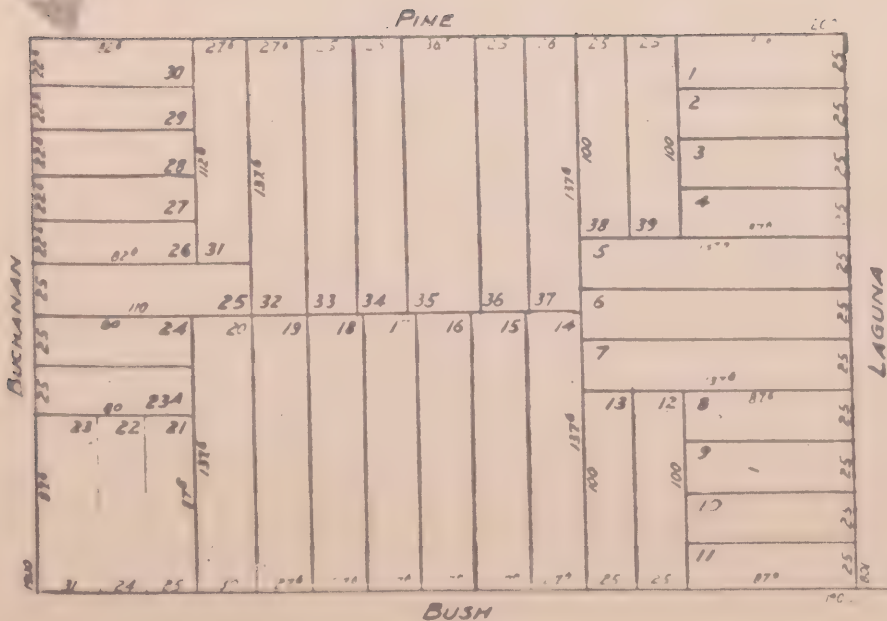
\* Assessed value 16 25 00 above figures.

Block 602 Lot 30

# SALES DATA

156-

GRANTEE: Mortimer T. Dickman, a single man  
 GRANTEE: Robert C. Dickenman, a single man  
 GRANTEE: See attached (1-1)  
 REFERENCE: Block 662, Page 217, Doc No. 141852  
 DATE OF DEED: March 19, 1965      DATE OF RECORDING: 3/25/65  
 T.D.S. \$31,000  
 SALE PRICE: \$29,000.00      D.T. \$27,000.00 to Combined Mortgage Co.  
 LAND AREA: 1,856 sq. ft.  
 VALUE: \$14,500.00 per unit (\$12.46 per sq. ft. of bldg. inc. land)  
 UNIT ED: Mr. Taira 12/11/69  
 COMMENTS: Level lot. 2 story, 9 room, 2 flat. Mr. Taira does not recall rent at time of sale.



Block 662 Lot 30









Address: 2047 - 49 Pine St.

Type of Improvement: 2 story, 12 room wood frame 2-flat apartment

Improvement Built: 1895 Rental Rate: \_\_\_\_\_

Building Area: 3,090 sq. ft. Rents: \_\_\_\_\_

First Floor 1,345 sq. ft. \_\_\_\_\_

Second Floor 1,345 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

2 wood decks 500 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood siding asbestos shingle exterior over brick foundation. Partial basement. Gabled roof with composition shingles. Interior walls are plastered. 10 rooms have hardwood floors, 2 have pine. 2 bathrooms, 8 fixtures, 2 built-in tubs make up the baths. Gas fired forced air furnace, 4 fireplaces, 8 closets.

Assessed Valuation: \* Land \$ 16,000.00 Improvements \$ 21,000.00

1969-70 Taxes \$ 1,136.82

\* Assessed value is 25% of above figures.

Block 662 Lot 31

2/8  
\$ 10.92

# SALES DATA

Del-Camp Investments Inc .

Robert C. Dickenman, a single man, 1/2 interest and  
Michael Raddie, a married man, as his separate property  
1/2 interest

San Francisco R-3

Book A883, Page 637, File No. N70121

DEED: February 11, 1965 DATE OF RECORDING: 2/18/65

\$33,800.00

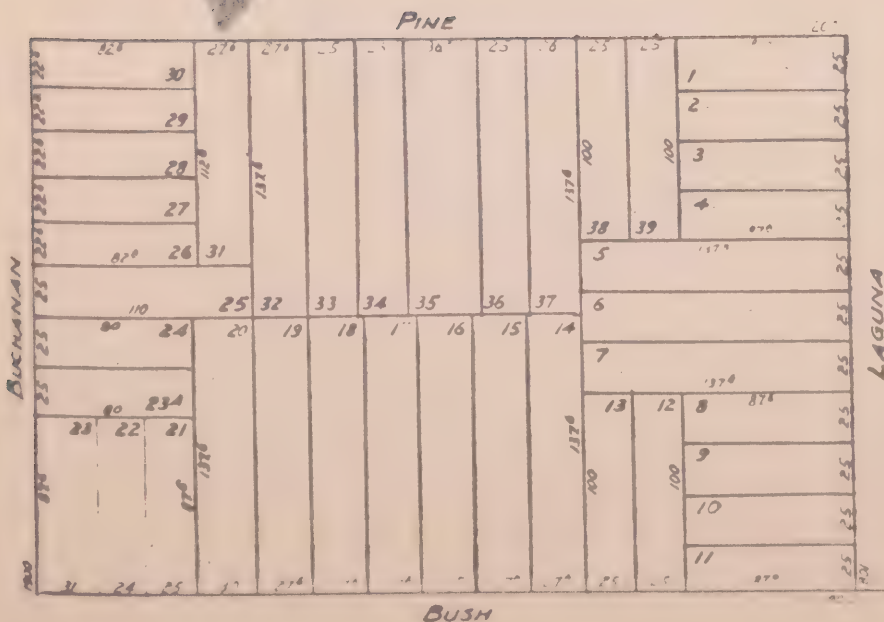
3,094 sq.ft.

UNIT VALUE: \$16,900.00 per unit.

(\$10.93 per sq.ft. of bldg.)

CONFIRMED: Mr. McKeever, of Anchor Realty, 12/14/60

COMMENTS: This property and the property at 2043 and 45, were  
purchased simultaneously for \$67,500.00. Rents at  
the time of sale were approximately \$100.00 per unit  
or \$200.00 per building.



Block 662 Lot 31







Address: \_\_\_\_\_

Type: Improvement \_\_\_\_\_

Improvement Built: \_\_\_\_\_

1910

Rental Rate: \_\_\_\_\_

Building Area: \_\_\_\_\_

3,104

sq. ft.

Rents: \_\_\_\_\_

First Floor \_\_\_\_\_

1,87

sq. ft.

Second Floor \_\_\_\_\_

1,115

sq. ft.

Third Floor \_\_\_\_\_

sq. ft.

2 wood dec.

500

sq. ft.

sq. ft.

Improvement Description: \_\_\_\_\_

Wood siding and asbestos shingle siding exterior over brick foundation. Partial basement, unfinished, with cement floors, with space to park 2 cars. Flat top and gravel roof. Interior walls are plaster. There are 10 hardwood floors and 2 rooms have pine floors. 2 bathrooms, 8 fixtures and 2 built-in tubs make up the baths. 4 gas fired forced air circulating heaters, 4 fire places, 2 porches, and 10 closets are in this building.

Assessed Valuation: \*

Land

\$ 17,200.00

Improvements

\$ 21,400.00

1968-70 Taxes

\$ 1,221.12



\* Assessed value is of above figures.

0000-0000-0000



# SALES DATA

Del - Camp Investments Inc.

Robert C. Dickenman, a single man, an undivided 1/2 interest and Michael Raddie, a married man, an undivided 1/2 interest

ZONING: San Francisco R-3

Book A883, Page 634, File No. N70118

DATE OF SALE: February 21, 1969

DATE OF RECORDING: 3-1-1969

SALE PRICE: \$33,700.00

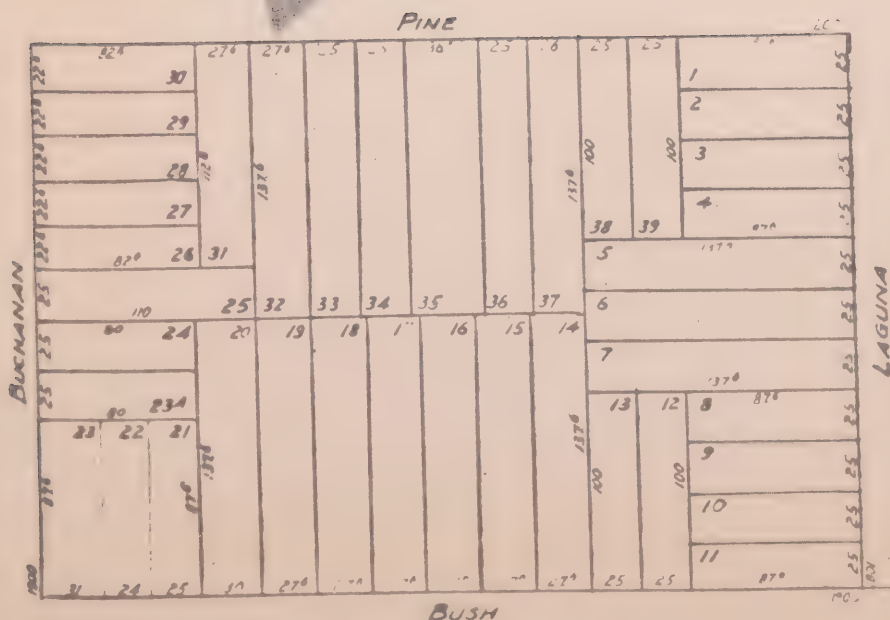
D. M. \$14,000.00 - Cash and Mortgage

COULD BE: 1,781 sq. ft.

UNIT PRICE: \$16,850.00 per unit (\$10.52 per sq. of bldg. inc. land.)

COMMENTS: Mr. McKeever, of Anchor Realty, 12/16/69

COMMENTS: This property and the property at 2047-49 Pine St. were purchased together for \$67,500.00. Rents at the time of sale were approximately \$100.00 per unit or \$200.00 per building.



Block 662 Lot 32





Address: 2017 - 21 10th Street

Type of Improvement: Three story brick 3 flat apartment building

Improvement Built: 1890 Rental Rate: \_\_\_\_\_

Building Area: 4,431 sq. ft. Rents: \_\_\_\_\_

First Floor 1,417 sq. ft. \_\_\_\_\_

Second Floor 1,453 sq. ft. \_\_\_\_\_

Third Floor 1,453 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Wear siding exterior over concrete foundation. Partial basement, unhabitable, with cement floor. Flat, tar and gravel roof. Exterior walls plastered, four rooms, 2 bathrooms, 12 fixtures, 7 tiled gas forced air heater, 4 fireplaces, and 3 closets are in this building.

Assessed valuation: Land \$ 10,000.00 Improvements \$ 11,800.00

1964-75 taxes: \$1,100.00



\* Assessed value is 25% of above figures.

# SALES DATA

GRANTOR: Pine Methodist Church

GRANTEE: David L. Goodman, a single man and Howard V. Giles  
a family

TEXT

IN PROGRESS

BOOK

Book A917, Page 823, File No. N96980

DATE OF DEL

May 11, 1965

DATE OF RECORDING: 5/12/65

I.R.S.

\$38.50

SALE PRICE:

\$35,000.00

D.T. \$28,000.00 to Security Savings  
and Loan Association

LAND AREA:

3.475 AC.

UNIT VALUE:

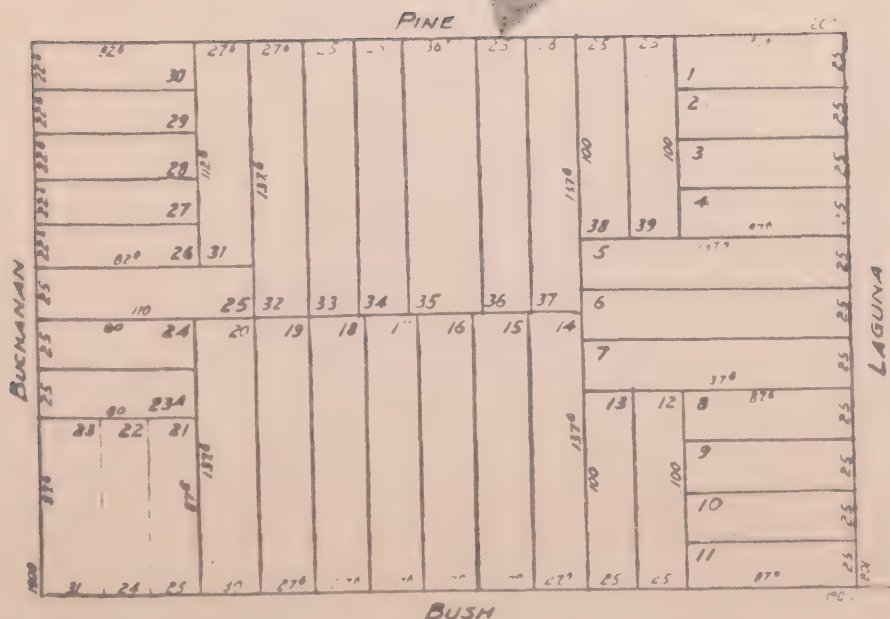
\$11,666.00 per flat (\$35,000.00 per room - \$7.90 per sq.ft.)

CONFIRMED:

Mr. Toyama, of Pine Methodist Church Board

COMMENTS:

Mr. Toyama says property required work and felt there  
were termites in building. Recalls rent as averaging  
approximately \$100.00 per month for 3 flats with 1st  
floor getting least rent.











Address: 2405 Pine Street

Type of Improvement: Two story, 18 room wood frame, 3 flat apartment building

Improvement Built: 181 Rental Rate: \_\_\_\_\_

Building Area: 3,972 sq. ft. Rents: \_\_\_\_\_

First Floor 1,350 sq. ft. \_\_\_\_\_

Second Floor 1,350 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Finished basement 60 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Building has wood siding over brick foundation with a finished basement and gabled roof composition shingles with interior walls of plaster. Rooms contain 4 hardwood, 14 pine floors; 3 baths with 15 fixtures and 3 toilet stalls; 10 kitchen cabinets, 6 fireplaces and 11 closets.

Assessed Valuation: \* Land \$ 13,800.00 Improvements \$ 22,300.00

1969-70 Taxes \$ 1440.70

\*Assessed value is 25% of sales price.

Block 222 Lot 33

900

# SALES DATA

GRANTOR: Robert Lewis and Latressa Lewis, his wife

GRANTEE: Fred Stone and Hattie Stone, his wife

ZONING: San Francisco R-3

CORDING: Book B 323, Page 967, File No. R51652

DATE OF DEED: March 13, 1969 DATE OF RECORDING: 3/28/69

R.S. \$24.75 D.T. \$25,000.00 to Wells Fargo  
\$ 7,099.00 to Wells Fargo

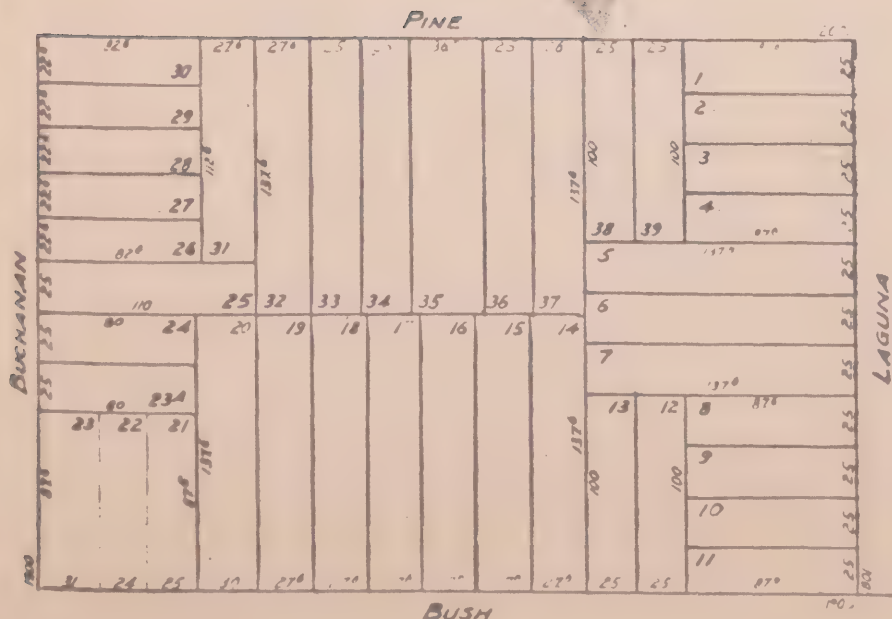
SALE PRICE: \$22,500.00

LAND AREA: 2,500 sq.ft.

UNIT VALUE: \$7,500.00 per unit (\$5.66 per sq.ft. bldg. inc. land)

CONFIRMED: Mrs. Stone 12/11/69

COMMENTS: This is a 1/2 interest purchase. Mr. Lewis was living in one unit. He kept kogs and was remodeling in such a way that Mrs. Stone said he was destroying the building. Mr. & Mrs. Stone sued for the property. It was in court for 3 years. It was settled before a judge, he decided that \$45,000. was a fair offer and the Stones had the first option to buy or sell their 1/2 interest at \$22,500. They elected to buy. They lived in one unit. They fixed up the 2 other flats and rented them at \$200.00 per month.



Block 662 Lot 38







Address: 100 - 101 - 102 - 103

Type of Improvement: 1st story, 2nd floor, 1st floor hallway - 1st floor

Improvement Built: 1980 Rental Period:

Building Area: 1,475 sq. ft. Rental:

First Floor: 2,000 sq. ft.

Second Floor: 1,475 sq. ft.

Third Floor:  sq. ft.

sq. ft.

sq. ft.

Improvement Description:

One of the first in good condition. Located in the heart of the city. Extra wide and deep lot. 1st floor, 2nd floor, 3rd floor, 4th floor, 5th floor, 6th floor, 7th floor, 8th floor, 9th floor, 10th floor, 11th floor, 12th floor. There are 12 units. There are 4 bedrooms and 4 bathrooms.

Assessor's Valuation: \$ 100,000.00 Improvements: \$ 11,000.00

1969-70 Taxes: \$ 9,000.00

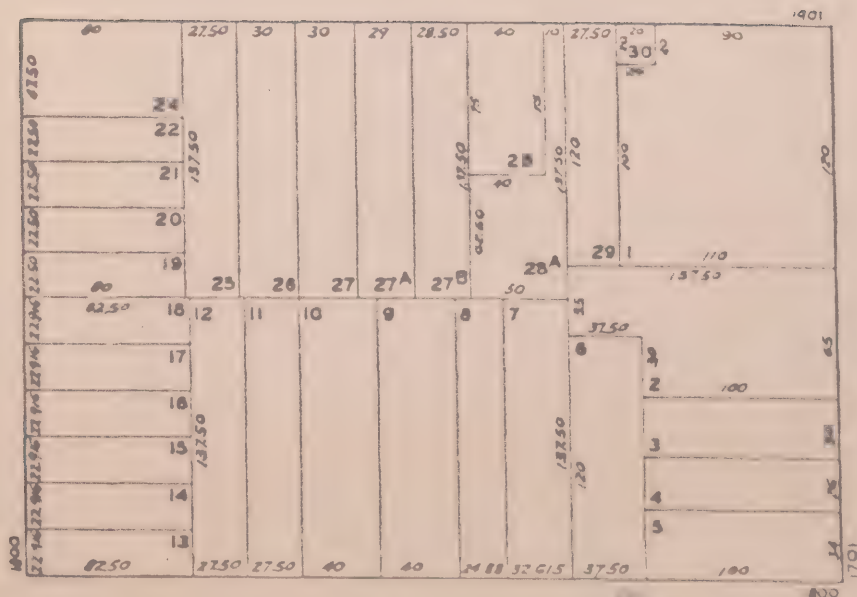


# SALES DATA

BUYER: Alexander M. Maisin and June L. Maisin, his wife  
 SELLER: Thomas C. Zimmerman, a single man  
 ADDRESS: San Francisco R-5  
 RECORDING: Book A983, Page 136, File No. 034900  
 DATE: 11 4 65  
 PRICE: \$41.25  
 \$37,500.00 D.T. \$22,000.00 to American Savings and Loan Association  
 AREA: 4,500 sq.ft.  
 \$5500.00 to Alexander M. Maisin et ux  
 E: \$18,750.00 per unit (\$9.68 per sq.ft. bldg. inc. land)  
 CONFIRMED: Mr. Maisin 12/16/69  
 PS: Mr. Maisin's secretary says that at the time of sale occupancy was mostly to "hippie" type. Tenants and rent was uncertain. Rent during 1965 was \$1,772.89.

PINE

LAGUNA



BULL

Block 663 Lot 6-2



Thomas C. Zimmerman, a single man

LeMar W. Hoaglin, a single man

San Francisco R-5

Book B186, Page 665, File No. 022104

October 13, 1967

DATE OF RECORDING: 10/20/67

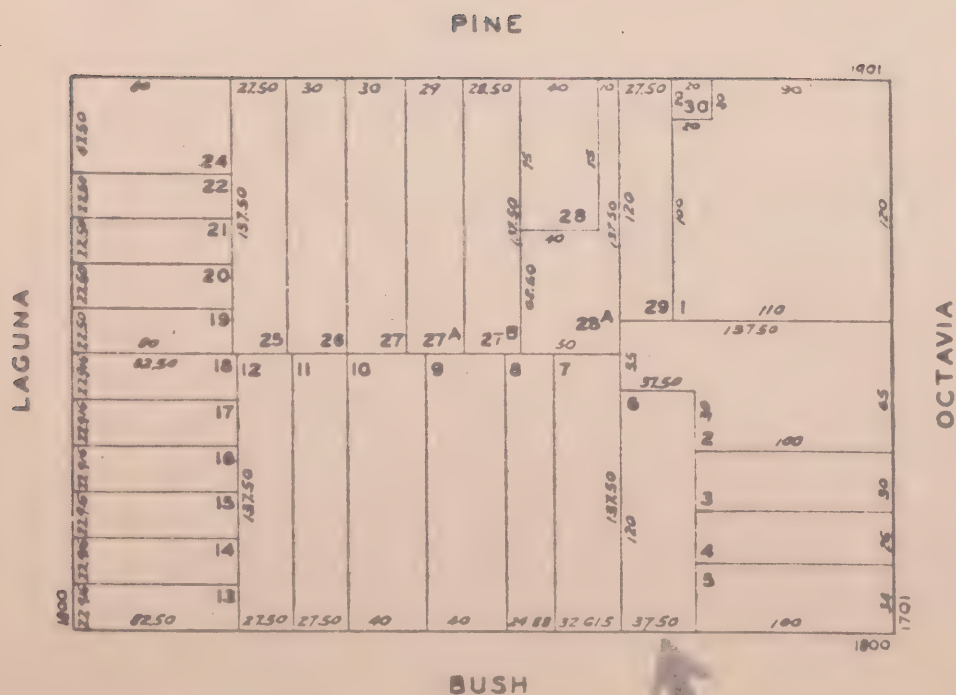
\$24.20

\$41,500.00

D.T. \$11,000.00 to grantor

4,500 sq.ft.

COMMENTS:



Block 663 Lot 6-3









Address:

1452 Union Street

Type of Improvement: 2 story wood frame 8 room dwelling (this building was moved to its present site)

Improvement Built: 1949 Rental Rate: \_\_\_\_\_

Building Area: 2,160 sq. ft. Rents \_\_\_\_\_

First Floor 1,080 sq. ft. \_\_\_\_\_

Second Floor 1,080 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

The exterior is rustic and stucco trim. Concrete foundation. Full basement, unfinished, cement floor. 2 car garage. Tar and gravel flat roof. Pine over plaster make up the interior trim. All floors are pine. 2 bathrooms, 8 fixtures, one tub which is built-in, one tile shower, and one separate toilet. Heating is provided by a gas furnace. There is also one fireplace and 5 closets.

Assessed Valuation: \* Total \$ 10,700.00 Improvements \$ 33,700.00

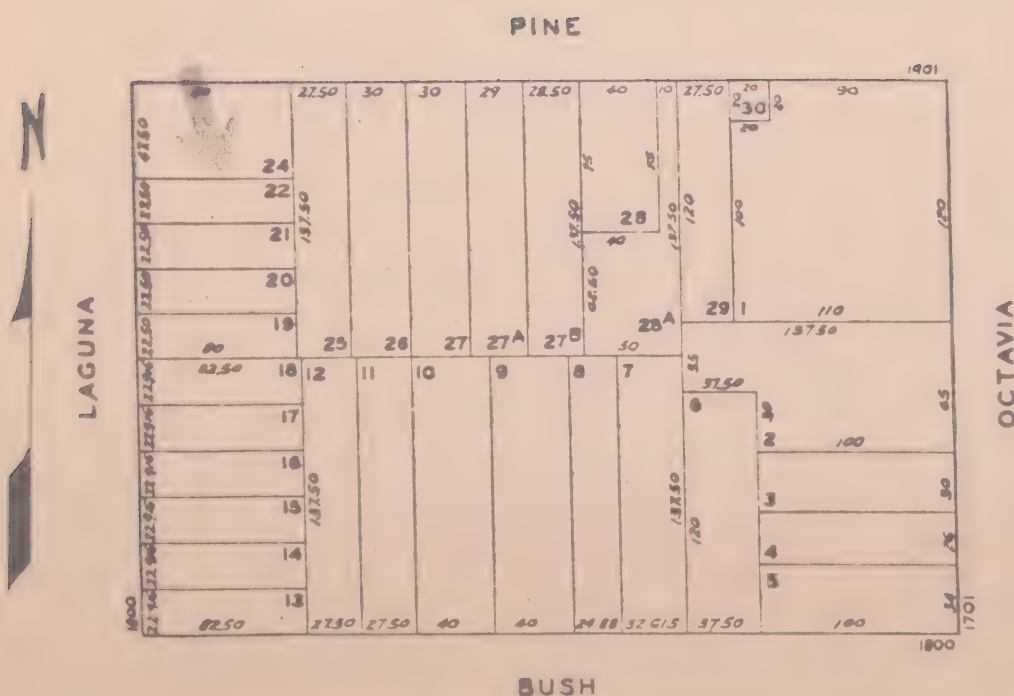
1969-70 Taxes \$ 324.76

\* Assessed value is 10% of above figures.

Block 1452 Lot 22

## SALES DATA

GRANTOR: Thomas H. Thorner and Brittmarie Thorner, his wife  
 GRANTEE: S. Hall Bither and Phillip E. Goddard, both single men  
 COUNTY: San Francisco R-3  
 RECORDING: 55-8 A022 Page 307 of 10 NO. 1100391  
 DATE OF DEED: May 21, 1965 DATE OF RECORDING: 5/25/65  
 SALE PRICE: \$48,500.00  
 LAND AREA: 1,800 sq.ft.  
 UNIT VALUE: \$22.45 per sq. ft. bldg. inc. land  
 CONFIRMED: Mr. Goddard 12/11/69  
 Jim Templin of Lois Harper Realty 12/22/69  
 COMMENTS: Property had just been remodeled. Building covers lot except for approximately 2 ft. to rear and any front set back. Garage is on lower floor. Living area is approximately 2100 sq.ft.



Block 663 Lot 22







Address 1362-00 13th St.

Type of Improvement three story wood frame dwelling with 21 units.

Improvement Value 100 Rental Rate

Building Area 340 sq. ft. Rental

First Floor 1,060 sq. ft.

Second Floor 1,000 sq. ft.

Third Floor 1,340 sq. ft.

1000 340 sq. ft.

sq. ft.

#### Improvement Description:

Concrete foundation. Full basement, unfinished. Parking available for two cars in basement. This building is used as three rental flats. Exterior walls are masonry with a plain finish. Flat, tar and gravel roof. Interior is improved plaster walls with 8 rooms having hardwood floors and 14 bedrooms plus floors. There are three bathrooms, 15 closets. There are 4 fireplaces that have been changed to vent gas heaters.

Assessed Valuation: \* Land 24,000.00 Improvements 24,000.00

1962-63 Taxes 1,410.43

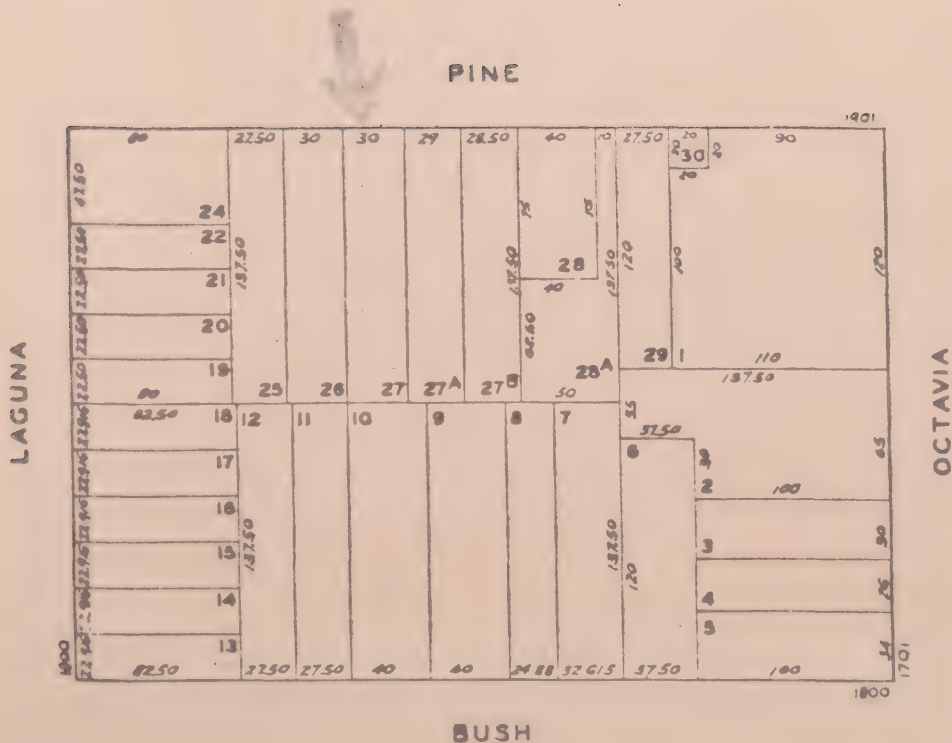


\* Assessed value is 1962 - above figures.

3/F  
\$ 10,40

# SALES DATA

GRANTED: Conrad Anson and Ruth Anson, his wife  
 DEBATED: Elsie Price, an unmarried woman  
 APPROVED: [illegible]  
 RECORDING: Book B165, Page 532, File No. 06371  
 DATE OF DEED: JULY 17, 1967 DATE OF RECORDING: 8/2/67  
 L.R.S. \$47.30  
 SALE PRICE \$43,000.00 D.T. \$33,800.00 to Eureka Federal  
 LAND AREA: 1125 sq.ft. 30' x 137.5' Loan Assoc. of  
 UNIT VALUE: \$37.777.00 per unit (\$6.57 per sq.ft. building including land)  
 CONFIRMED: [illegible]  
 COMMENTS: 3 flats in good condition which Mrs Price presently rents  
 for \$155.00 per month including garage. She does not recall price a  
 [illegible] of [illegible]. Flats consist of eight rooms each.



Block 663 Lot 27









Address:

1835 - 17th St.

Type of Improvement:

Two story house with split level parking

Improvement Built:

1940

Rental Rate:

Building Area:

5,975 sq. ft.

Rents:

First Floor

1,025 sq. ft.

Second Floor

1,325 sq. ft.

Third Floor

sq. ft.

fin. basement

1,325 sq. ft.

sq. ft.

Improvement Description:

Wood siding exterior over a brick foundation. Full basement, partially finished. Flat, tar and gravel roof. Interior walls are plaster. All pine floors. 3 bathrooms, 12 fixtures, and 3 tubs. No furnaces. Wooden steps.

Assessed Valuation:

Land

\$ Improvements

\$

1969-70 Taxes

\$

Block 664 Lot

# 11503

GRANTOR: Clyde Richmond and Costella Richmond, his wife

INTER: David James Hagen and Helen Hagen, his wife

ING: San Francisco R-5

Book B239, Page 495, File No. 061459

DATE OF DEED: May 1, 1968 DATE OF RECORDING: 5/6/68

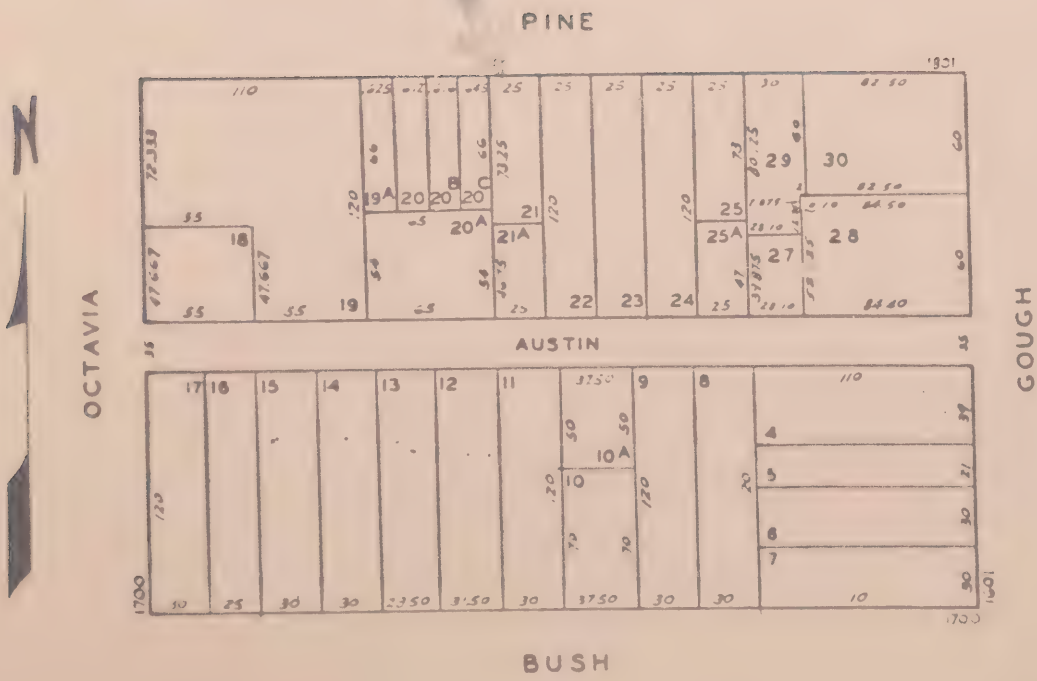
PRICE: \$21,000.00 (1/2 interest sale for \$10,500.00)

D AREA: 1,831 sq.ft.

CONFIRMED: \$7,000.00 per unit (\$7.50 per sq.ft. bldg. inc. land)

Mr. Hagen 12/18/69

Mr. Richmond and Helen Hagen's brother-in-law. They have owned the property together since 1968. Mr. Hagen bought the 1/2 interest from Mr. Richmond on an assumed value of \$21,000.00. The property is currently occupied.









Address: 1719-23 Pine St.

Type of Improvement: three story wood frame 20 room dwelling

Improvement Built: 1907 (fire gutted in 5/66) Rental Rate: \_\_\_\_\_

Building Area: 5,325 sq. ft. Rents: \_\_\_\_\_

First Floor 1,775 sq. ft. \_\_\_\_\_

Second Floor 1,775 sq. ft. \_\_\_\_\_

Third Floor 1,775 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

3 flats. Concrete foundation with a full basement. Exterior walls are rustic with a plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are all pine floors, 3 bathrooms and 15 fixtures. No permanent heating system.

NOTE: 11/67 Rents were: top floor \$225. per mo. 2nd floor \$250 per mo.

4/1/68 Bottom floor rented again for \$225. per mo. Total per month of \$700. on a month to month - no leases. It cost the owners approx. \$22,000. to repair this Bldg. \$15,000. reimbursed by Ins. Co. Rewired & refurbished - finished 3/1/69. One unit has been vacant since fire and other rentals reduced from \$135. to \$90. per month. One other unit \$135. to \$100.00.

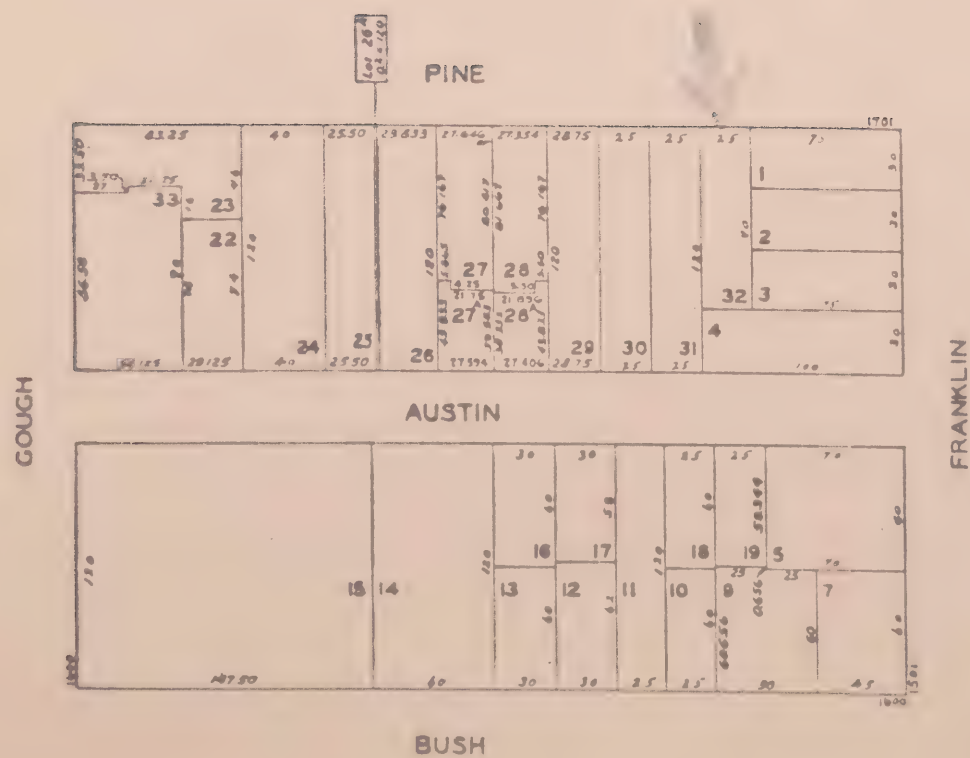
Assessed Valuation: \* Land \$ 16,300.00 Improvements \$ 24,200.00

1969-70 Taxes \$ 1,244.36

\* Assessed value is 25% of above figures.

Block 665 Lot 32











674-10

Address: 1730 - 38 Logan

Type of Improvement: two story 10 room 2 flat apartment building

Improvement Built: 1890 Rental Rate: \_\_\_\_\_

Building Area: 2,304 sq. ft. Rents: \_\_\_\_\_

First Floor 1,102 sq. ft. \_\_\_\_\_

Second Floor 1,102 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood siding exterior over brick foundation. Full basement, unfinished, cement floor, with space for parking three cars. Flat, tar and gravel roof. Interior walls are plastered. There are 5 rooms with pine floors. There are 2 bathrooms, 2 fixtures, 2 built-in tubs, and 2 tile walls over tubs. 4 gas-fired Panelry heaters, 8 closets, 2 copper hoods over built-in stoves - are in this building.

Assessed Valuation: Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_

Block 674 Lot 10











Address: 1787 CHURCH ST.

Type of Improvement: 2 story, brick masonry, used as 2 flats.

Improvement Built: 1981 Rental Rate: \_\_\_\_\_

Building Area: 3,212 sq. ft. Rents: \_\_\_\_\_

First Floor 1,214 sq. ft. \_\_\_\_\_

Second Floor 1,002 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

wood frame, brick foundation, partial basement, unfinished, cement floor. Exterior walls are rustic with plain trim. Gabled, shingled roof and the interior trim is pine over plaster walls. There are 2 bathrooms and 9 closets.

NOTE: Assessor has been denied entrance to this building 10/28/69.

Assessed Valuation: Land \$ 23,600.00 Improvements \$ 6,500.00

1969-70 Taxes \$ 429.82

\* Assessed value is sum of above figures.

Block 177 Lot 11

Matthew D. Ashe and Wand a Lee Ashe, his wife

GRANTEE: Sarah Sterling Estribou, a married woman

ZONING: San Francisco C-2

RECORDING: Book B330, Page 390, File No. R56472

DATE OF DEED: March 14, 1969 DATE OF RECORDING: 4/21/69

I.R.S. \$11.55

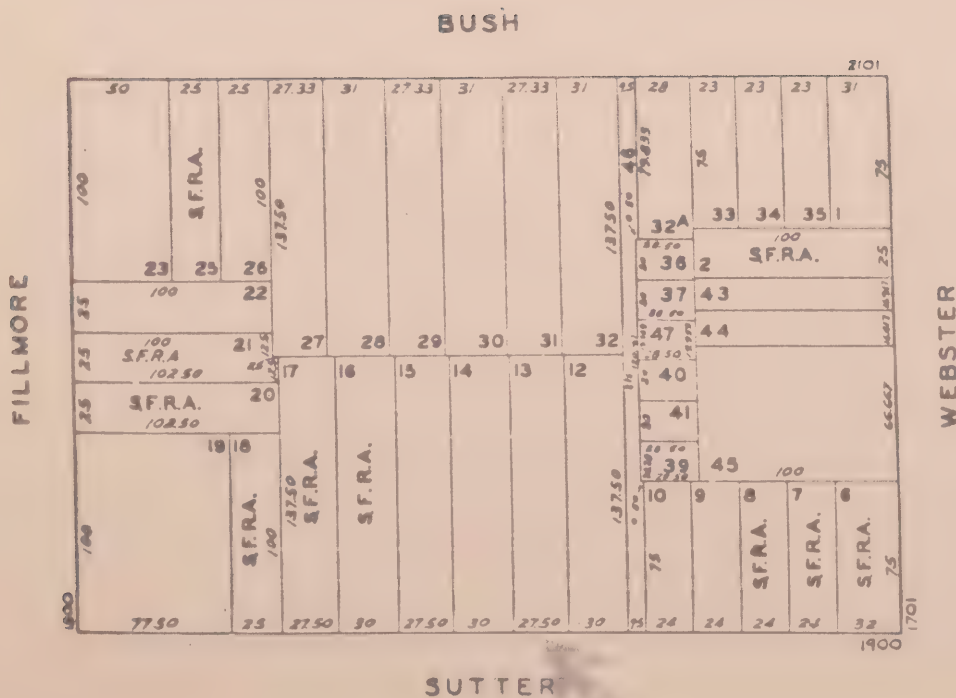
PRICE: \$35,500.00 D.T. \$685 .65 to Matthew D. Ashe,

ND AREA: 3,781 sq.ft.

UNIT VALUE: \$17,750.00 per unit

CONFIRMED: Mr. Matthew D. Ashe 12/18/69

COMMENTS: Mr. Ashe, of City of S.F. Real Estate division, looks after property for Mrs. Estribou. At time of sale it produced \$175.00 for lower and \$165.00 for upper flats. Mr. Ashe says he thinks they now bring \$5.00 per month more on each unit.











Address: 1348 Sutter St.

Type of Improvement: two story wood frame, 2 flat 11 room dwelling

Improvement Built: 1890 (approx.) Rental Rate: \_\_\_\_\_

Building Area: 3,074 sq. ft. Rents: \_\_\_\_\_

First Floor 1,302 sq. ft. \_\_\_\_\_

Second Floor 1,332 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

basement 440 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Rustic exterior walls, brick foundation, and a full unfinished basement. Tar and gravel flat roof. Fine river plaster makes up the interior trim. All floors are pine. There are two bathrooms, 6 closets and one tile. Heating is provided by a gas furnace.

Assessed Valuation: Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_











Address: 2115 South Street

Type of Improvement: old frame 63 two story 12 room dwelling

Improvement Built: 1960 Rental Rate: \_\_\_\_\_

Building Area: 2,770 sq. ft. Rents: \_\_\_\_\_

First Floor 890 sq. ft. \_\_\_\_\_

Second Floor 890 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Finished Basement 890 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Building used for three flats. Partial brick and concrete foundation with full finished basement and exterior walls being rustic with plain trim. Roof is partial gable and flat with some tar and gravel, the balance being shingles. Interior trim is pine over plaster walls with pine floors. Two bathrooms with 10 fixtures. Circulating gas heater serves this building with two fireplaces.

Assessed Valuation: \* Land \$ 23,600.00 Improvements \$ 7,100.00

1969-70 Taxes \$ 943.24

\*Assessed value is 25 % of above figures.

Block 677 Lot 30

# SALES DATA

GRANTOR: Donald F. Flynn, a single man

GRANTEE: La Verne H. Lukes, a married woman

ZONING: San Francisco R-3

RECORDING: Book B199, Page 495, File No. 031837

DATE OF DEED: December 7, 1967 DATE OF RECORDING: 12/7/67

L.S.: \$27.70

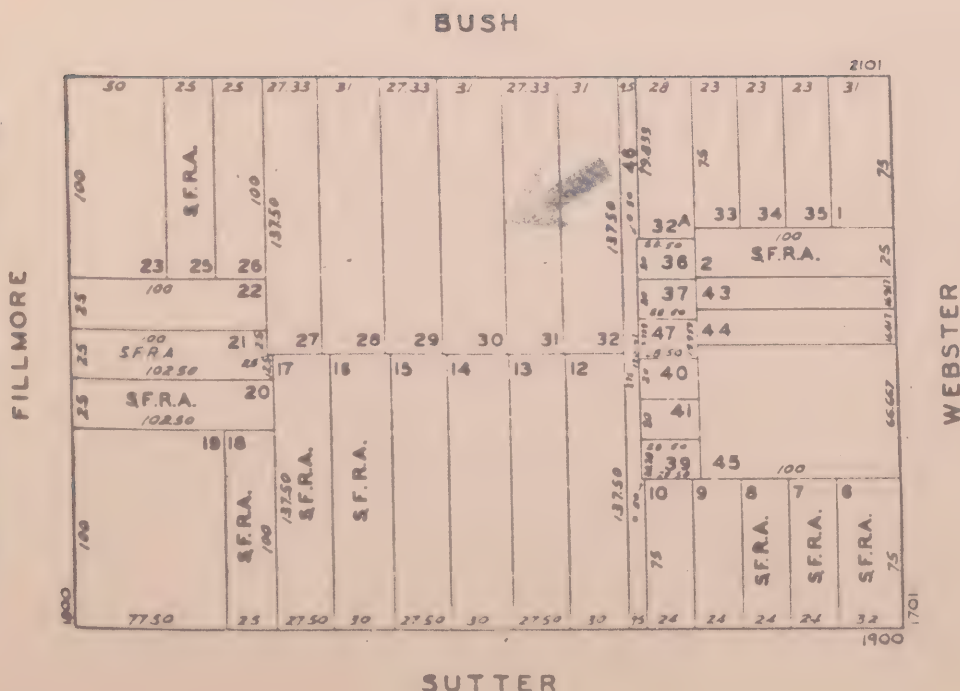
SALE PRICE: \$39,000.00

LAND AREA: 4,265 sq. ft. (31' x 137' 10")

UNIT VALUE: \$13,000.00 per unit.

CONFIRMED: Mr. Bill DiGrazia, Real Estate Salesman 1/5/70

This purchased at \$39,000.00 and was used as a part of a trade for a larger parcel. Mr. Flynn has a sale for this property to a Mr. O'Neal but wished to trade for property at 3460 Sacramento. The property was sold out of escrow also at \$39,000.00.



Block 677 Lot 30



# SALES DATA

GRANTOR: La Verne H. Lukes, a married woman

GRANTEE: Gerold E. O'Neal, a single man

ZONING: San Francisco R-3

REFERENCE: Book B199, Page 496, File No. 031838

DATE OF DEED: December 5, 1967 DATE OF RECORDING: 12/7/67

I.R.S. \$42,000

SALE PRICE: \$39,000.00 D.T. \$25,000.00 to San Rafael Federal Savings and Loan Association

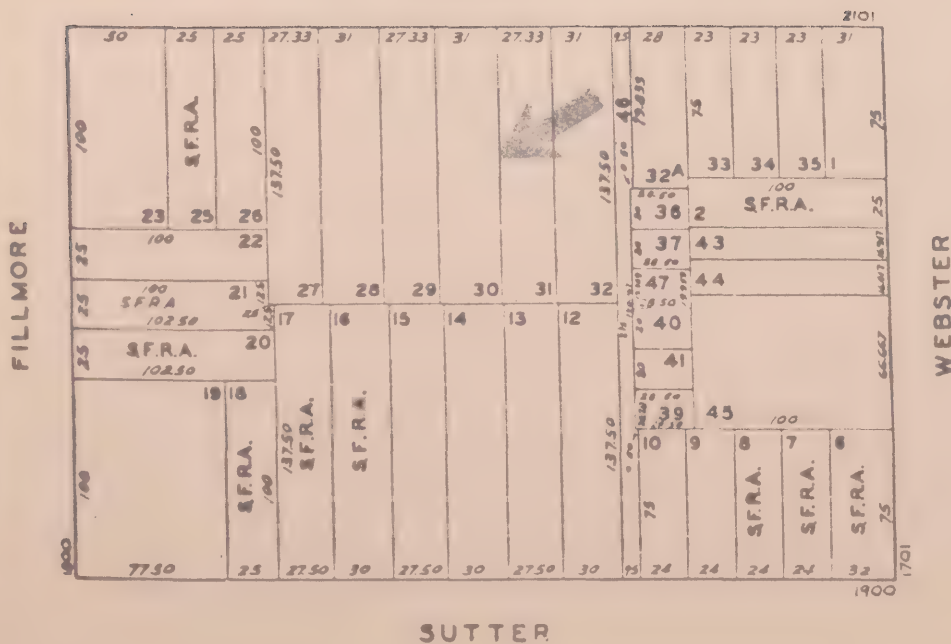
LAND AREA: 4.013 ACRES (174,771 S.F.)

UNIT VALUE: \$13,000.00 per unit \$8,000.00 to grantor

CONFIRMED: Mrs. Lukes, a C.P.A. 12/19/69 and Mr. Bill DiGrazia, a real estate salesman 1/5/70

COMMENTS: Mrs. Lukes never saw this property. She owned property at 3460 Sacramento which was sold for \$125,000.00. This property was used as a trading parcel which was sold and out of escrow at \$39,000.00.

## BUSH



Block 677 Lot 30-1







*2014  
Lanning  
Plants*



Address: 415 Bush Street

Type of Improvement: Three-story wood frame apartment with 300 sq. ft.

Improvement Built: 1880 (approx.) Rental Rate: \_\_\_\_\_

Building Area: 2,310 sq. ft. Rents: \_\_\_\_\_

First Floor 770 sq. ft. \_\_\_\_\_

Second Floor 770 sq. ft. \_\_\_\_\_

Third Floor 770 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Exterior walls are rustic and asbestos shingle with plain trim. Brick foundation and full basement, finished. Asbestos shingle gabled roof. Pine over plaster make up the interior trim. There are 6 rooms of hardwood floors, 2 pine floors and one tile floor in bath. There are two bathrooms, 11 fixtures, 2 tubs, and 2 built-in showers with one tile wall. Heating is provided by two circular gas heaters. There are also 2 fireplaces and 4 closets. There is a shed in back of this building.

Assessed Valuation: \* Land \$ 22,400.00 Improvements \$ 18,900.00

1969-70 Taxes \$ 1,268.94

\* Assessed value is 25% of above figures.

3rd 1 CP CORLING: 3/22/75

8..

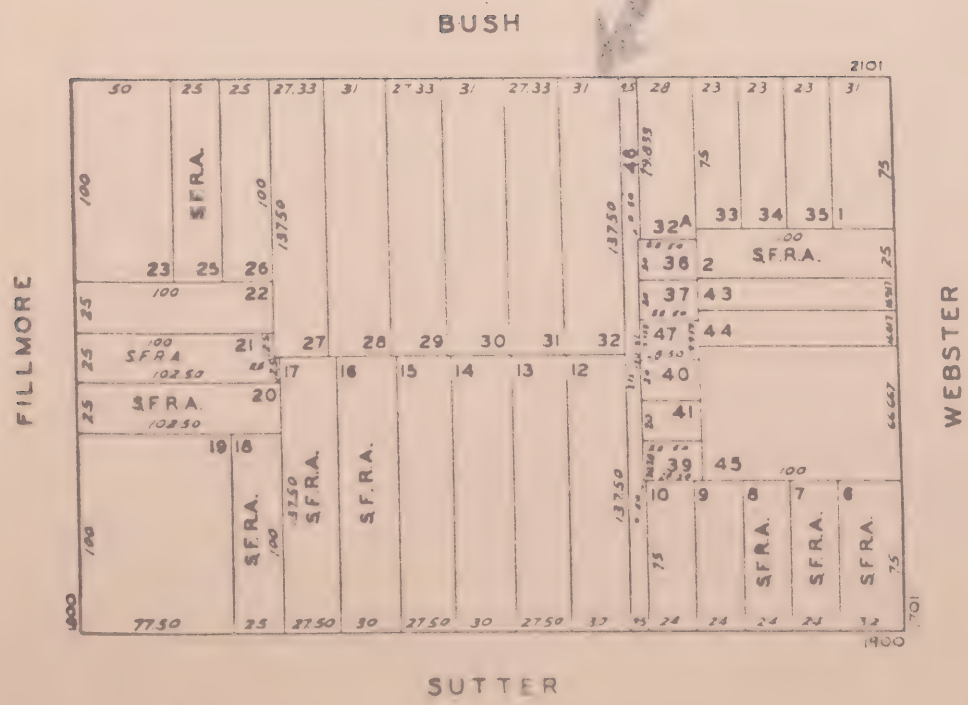
35,000.00 \$21,000.00 to Combined  
Mortg Co. Inc.  
2,263 sq. ft.

\$11,000.00 (approx) (10/1/75) (10/1/75) (10/1/75)

Harry C. Jakobs 10/1/69

Flat buildings located at the intersection of 7th  
and 8th Streets, S.W. and 10th Street, S.W.  
The buildings are located on the south side of 10th Street  
between 7th and 8th Streets. The buildings are shown  
on the map of the City of Seattle, Washington.

N









Type of Improvement:

2 story wood frame apartment consisting of 10 units

Improvement Built:

approximately 1900

Serial Date:

Building Area:

3,100 sq. ft.

Tenets:

First Floor

1,000 sq. ft.

Second Floor

1,000 sq. ft.

Third Floor

sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Building with plain brick work up the exterior walls. There is a concrete foundation and a full underground basement with a cement floor, and a one car garage. There is a full size gravel lot with pine over black top up the interior drive. There are 10 pine floors, 12 bedrooms and 1 bathroom, 2 porches, 1 metal screen. Heating is provided by two circular heaters. There are also hallways.

Lot 39 is a vacant lot 20x100 ft.

35- 1,500,00

35- none

Assessed Valuation:

Land

30- 5

15,300,00

Improvements

2- 10,000,00

35- 40,000

1969-70 Taxes

5- 300,00



# SALES DATA

GRANTEE: Willbell Company, a partnership

GRANTEE: Beulah Credit, a widow

ZONING: San Francisco

RECORDING: Book A902, Page 987, File No. N85190

DATE OF DEED: April 1, 1965 DATE OF RECORDING: 4/6/65

I.R.S. \$30.25

SALE PRICE: \$27,500.00 D.T. \$27,500.00 to grantor

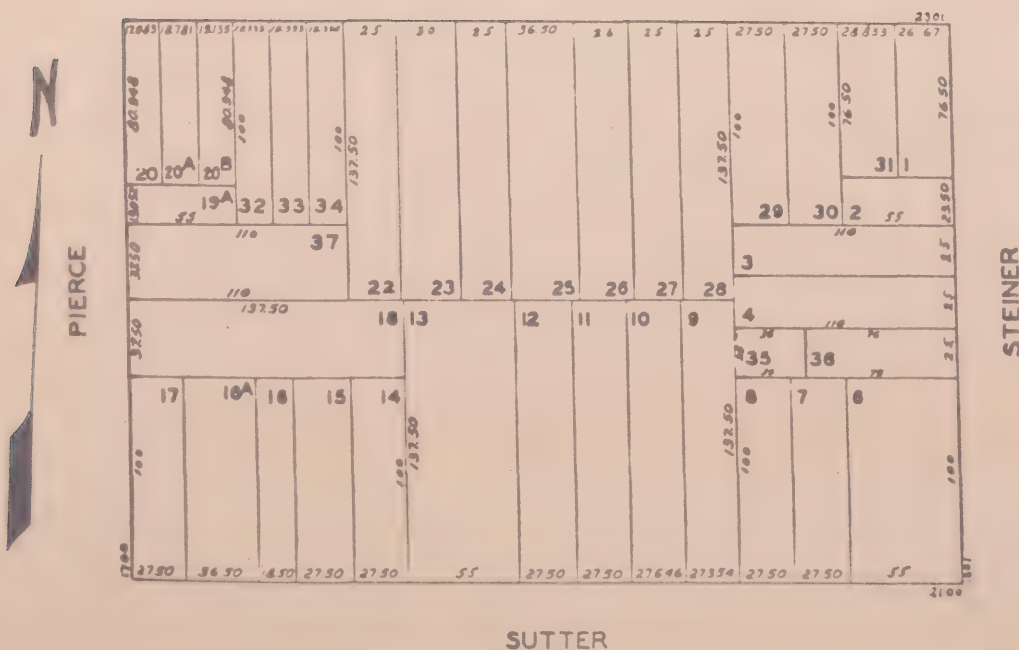
LAND AREA: 2,750 Sq.Ft. (25' x 110')

UNIT VALUE: \$13,750.00 per Flat

CONFIRMED: Bruno Belli of Willbell Company 1/12/70

COMMENTS: Beulah Credit, a widow granted realty to Joseph O. Williams by deed dated April 1, 1965 and recorded in Book A902, Page 989, File No. N85192. D.T. - \$1,500.00 to Willbell Co. Mr. Belli says this is a 2 flat building. The upstairs rented for \$125.00 per month at the time of sale. The lower unit was vacant. Resold at \$30,000.00 within the past 2 years.

## BUSH







Address: 2108 -2110 Post St.

Type of Improvement: 2 story, 12 rooms, 2 flat dwelling

Improvement Built: 1900 (approx.) Rental Rate: \_\_\_\_\_

Building Area: 3,390 sq. ft. Rents: \_\_\_\_\_

First Floor 1,690 sq. ft. \_\_\_\_\_

Second Floor 1,690 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

**Improvement Description:**

This building was demolished in 1969.

Wood frame, brick foundation with full basement, unfinished, cement floor, with 2 car parking. Exterior walls are rustic over stucco, plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There is tongue and groove wainscotting in hall. There are 10 rooms with hardwood floors, 2 have pine. There are 2 bathrooms, 12 fixtures, gas circulating heater, 2 fireplaces, 2 porches, and 6 closets. Approximate income at time of destruction was \$105.00 per mo. , \$60 for the 1st , and \$45 for the 2nd.

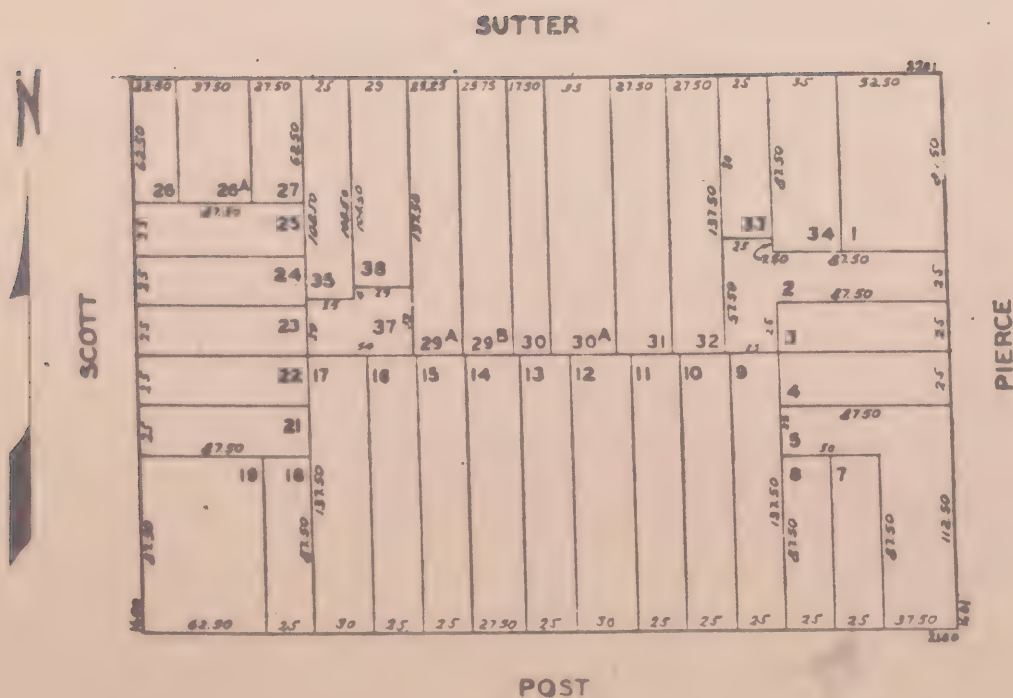
Assessed Valuation: \* Land \$ 19,000.00 Improvements \$ none

1969-70 Taxes \$ 583.76

\* Assessed value is 25% of above figures.

Block 401 Lot 7











Address: 1981-1979 Sutter Street

Type of Improvement: 3 story, 10 room wood frame, 2 flat apartment building

Improvement Built: 1898 Rental Rate: \_\_\_\_\_

Building Area: 2,740 sq. ft. Rents: \_\_\_\_\_

First Floor 1,540 sq. ft. \_\_\_\_\_

Second Floor 600 sq. ft. \_\_\_\_\_

Third Floor 600 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Wood siding exterior over brick foundation and no basement. Also, building has a flat, tar and gravel roof and the interior walls are plaster. There are 2 bath with 10 fixtures, 2 tubs, 1 fire escape and 5 closets in the rooms.

Assessed Valuation: Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_

# SALES DATA

GRANTOR: Jerome Bell, a single man

GRANTEE: Alice Robinson

ZONING: San Francisco C-2

RECORDING: Book B250, Page 859, File No. 065777

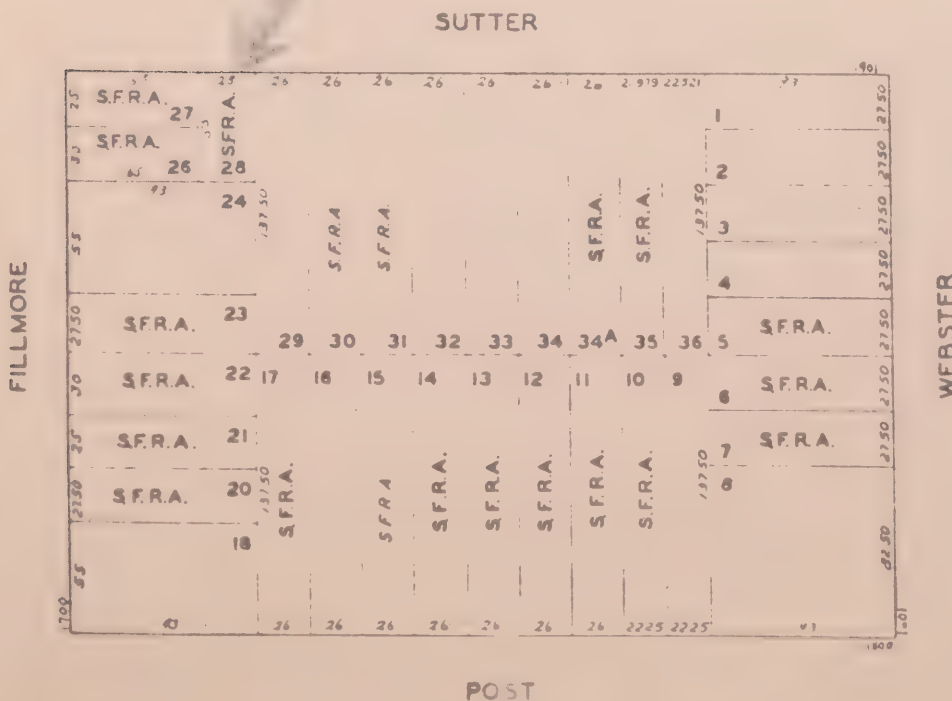
DATE OF DEED: January 20, 1967 DATE OF RECORDING: 5/27/68

LAND AREA: 1,430 sq.ft. (20' x 55')

UNIT VALUE: \$7.30 per sq.ft. of building

CONFIRMED: Mr. T. W. Washington, Real Estate broker 1/12/70

COMMENTS: Mr. Bell was an intermediary in a transfer of property from Evelyn M. Fulda to Alice Robinson. Mr. Washington acts as an investor and investment counselor for Mrs. Robinson. Mr. Washington thinks price was depressed because Mrs. Fulda thought Redevelopment would buy the property but when the passage of proposition 14 blocked government financing and halted all California Redevelopment, she became impatient and sold. Mr. Washington contacted Mrs. Fulda to be sold. At the time of sale. The deed between Fulda and Bell was dated 1/5/67 and recorded 1/9/67 in Book B108, Page 966.



Block 684 Lot 28









Address: 1528 West Street

Type of Improvement: Two Story wood frame building with 2 flats and 10 rooms

Improvement Built: 1890 Rental Rate: \_\_\_\_\_

Building Area: 2,484 sq. ft. Rents: \_\_\_\_\_

First Floor 1,242 sq. ft. \_\_\_\_\_

Second Floor 1,242 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

The exterior walls of the building is made up of rustic and rigid asbestos with plain trim. There is a concrete foundation and a partial basement with cement floor. Also, there is a composition shingle gable roof.

The interior trim is made up of pine over plaster. All rooms have pine floors, 2 bathrooms, 10 fixtures, 1 gas powered floor furnace and 2 fireplaces are in this building. There are also 8 closets.

Assessed Valuation: Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_

215  
1433

GRANT: Mortimer Newman, Jr. and wife

Volan I. Garrett and Sandra A. Garrett, his wife

ZONING: San Francisco R-4

RECORDING: Book A904, Page 743, File No. N86576

DATE OF DEED: April 6, 1965

DATE OF RECORDING: 4/9/65

I.R.S. \$33.00

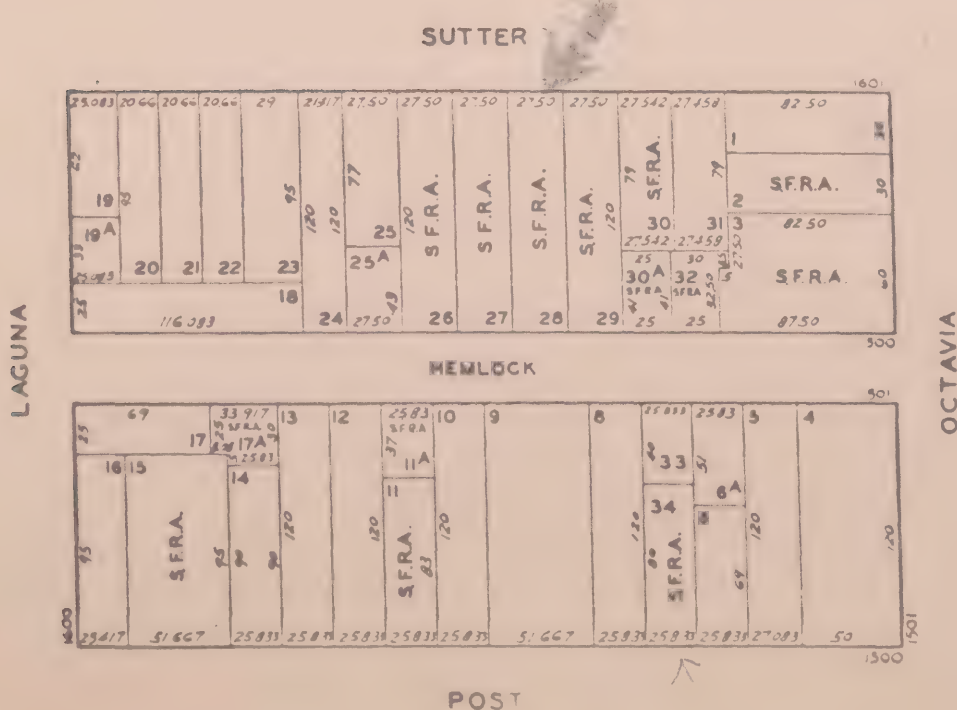
LAND AREA: 2,067 sq.ft. (25.833' x 80') \$3,000.00 to Leonard Garr, a

UNIT VALUE: \$15,000.00 per unit (\$12.08 per sq.ft. of building including land)

CONFIRMED: Mr. Hubert, Atty for Garrett 1/5/70  
Mrs. Merton Newman, Jr. 1/5/70

REMARKS: Equities Development Corporation granted realty to Merton Newman, Jr., et ux, by deed dated December 19, 1962 and recorded in Book A904, Page 742, File No. N86575. NO I.R.S. attixed.

Mr. Hubert says he is not at liberty to discuss this without first discussing with his client. However, he does not know where he can be reached now. Mrs. Newman says she recalls rent at time of sale to be \$100.00 for the lower and \$110.00 to \$120.00 for the upper.



Block 687 Lot 34





# SALES DATA

\$ 17<sup>00</sup> 40

GRANTOR: Yolán J. Garrett and Sandra Garrett

GRANTEE: Post Street Properties, a limited partnership

ZONING: San Francisco R-4

RECORDING: Book B 28, Page 942, File No. 068610

DATE OF DEED: March 8, 1966 DATE OF RECORDING: 3/15/66

L.R.S. \$5.50

SALE PRICE: \$35,000.00

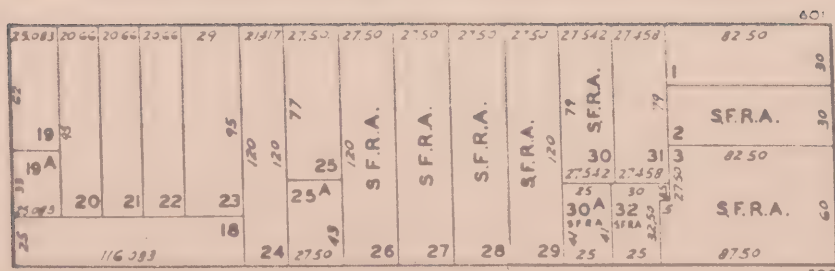
LAND AREA: 2,066 sq.ft.

UNIT VALUE:

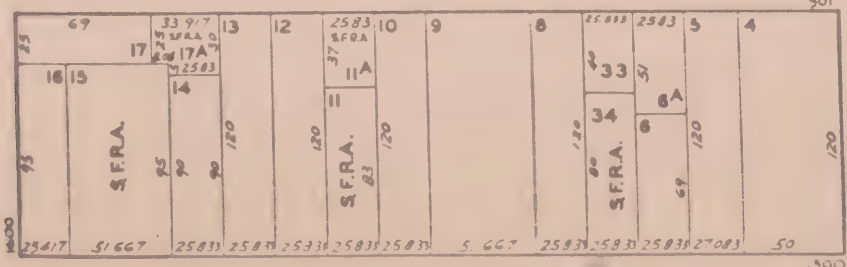
CONFIRMED: Mr. Hubert, attorney for Mr. Garrett 1/5/70

COMMENTS: Mr. Hubert does not feel at liberty to discuss this sale, (believes to be internal) or Mr. Garrett's purchase of this property. Mr. Hubert has not contacted Mr. Garrett for some time and does not know how to locate him without making some effort to find him.

## SUTTER



## HEMLOCK



## POST

Block 687 Lot 34







Address: 1212 1/2 Park Street

Type of Improvement: Two-story wood frame two flat dwelling

Improvement Built: 1882 Rental Rate: \_\_\_\_\_

Building Area: 1700 sq. ft. Rents: \_\_\_\_\_

First Floor 1,525 sq. ft. \_\_\_\_\_

Second Floor 172 1/2 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

This dwelling has a brick foundation with a full basement having a dirt floor. The exterior walls are masonry with plain brick, roof is gabled, tar and gravel. The interior has a plain pine over plaster walls on all four floors. There are 3 baths with 12 hot-water, four gasplaces, 2 circulating heaters, 2 porches and 5 closets.

Assessed Valuation: Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_

# SALTS DATA

12

GRANTOR:: James M. Banks, aka, James Monroe Banks and  
Martha Banks, his wife

GRANTEE: Mary Frances Smith, a single woman

ZONING: San Francisco R-4

RECORDING: Book A812, Page 51, File No. N20275

DATE OF DEED: September 1, 1964 DATE OF RECORDING: 9/3/64

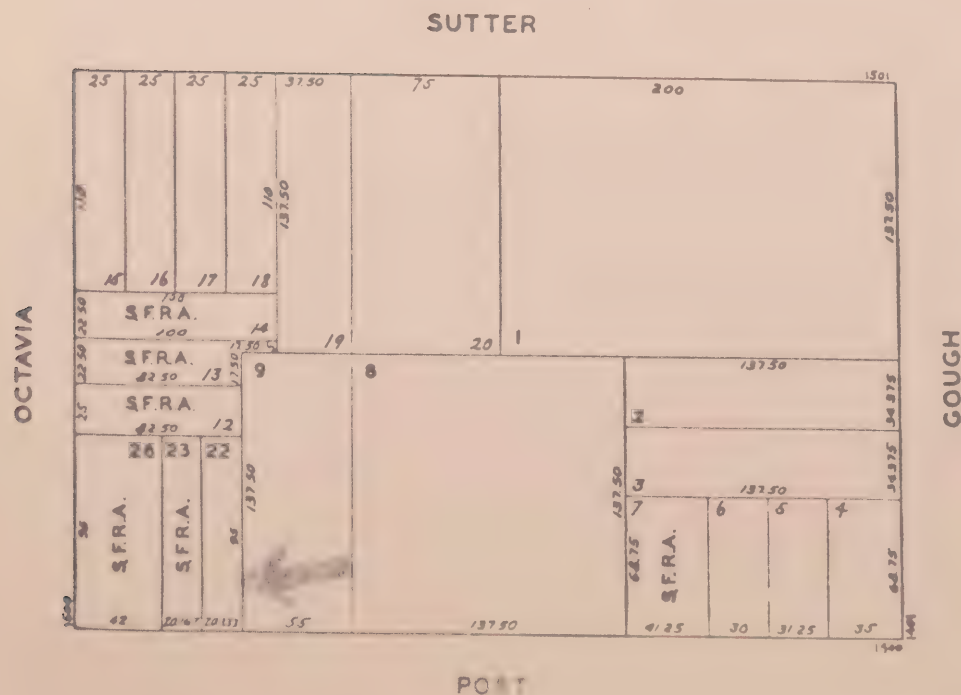
SALE PRICE: \$25,000.00 D.T. \$19,000.00

UNIT VALUE: \$12,500.00 per unit (\$8.20 per sq. ft. on 1400 sq. ft.)

IRREV: Mr. Mary Frances Smith (Court) 1/14/70

COMMENTS: 1480-1482 Post Street.

This building has five rooms and two baths on the second floor. It has four rooms and one bath on first level. Mr. Smith spent approximately \$8,000.00 on this building after purchase and installed two new forced air furnaces, some new plumbing fixtures and siding on the front after removing the stucco and imitation brick. Ground level is rented as of 1/14/70 at \$100.00 per month.









Address: 1484-86 Post Street

Type of Improvement: 3 story, 11 room dwelling

Improvement Built: 1885 Rental Rate:                     

Building Area: 3,600 sq. ft. Rents:                     

First Floor 1,200 sq. ft.                     

Second Floor 1,200 sq. ft.                     

Third Floor              sq. ft.                     

Basement 1,200 sq. ft.                     

                     sq. ft.                     

Improvement Description:

This is a wood frame concrete foundation with a full finished basement. The exterior walls are rustic with plain trim. Flat, tar and gravel roof along with pine over plaster walls for interior trim make up this dwelling. Rooms consist of all pine floors, 12 fixtures in 3 baths, heating, 43all panel ray, 3 fireplaces, 1 porch and 6 closets.

Assessed Valuation: Land \$                      Improvements \$                     

1969-70 Taxes \$

SALES DATA

GRANTOR : Minnie Postal, a widow

GRANTEE: R. Alan Williams, an unmarried man

ZONING: San Francisco R-4

Book Page File No. 30492

DATE OF DEED: September 24, 1963 DATE OF RECORDING: 10/3/63

\$24.33

SALE PRICE: \$22,500.00 D.T. \$10,000.00 to Home Federal Savings and Loan

LAND AREA: 1,715 sq.ft. (20.167' x 95')

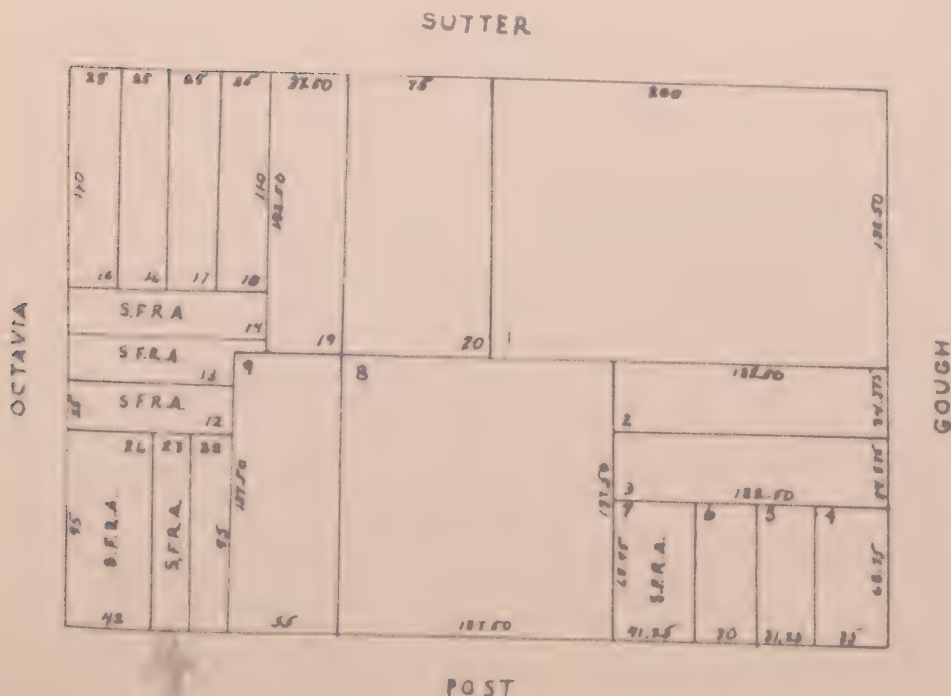
UNIT VALUE: \$6.25 per sq.ft. of building.

COMMITTEE: R. Alan Williams

COMMENTS: Mr. Williams said a Mr. McPhee had a second deed of trust against this property at time of his purchase and he (Mr. Williams) did extensive work on the building after the purchase. It included complete renovation of heating, wiring, foundation, etc. Lower unit consist of 4 rooms - fireplace, new range oven, carpet wall to wall; upper unit - 2 baths, wall to wall carpet, 3 bedrooms, redecoration, etc.

A permit was issued for repairs at \$10,000.00.

Williams stated his cost exceeded \$40,000.00. He resold for \$46,000.00.







26.03

OCTAVIA

GOUGH

POST





Address: \_\_\_\_\_

Type of Improvement: \_\_\_\_\_

Estimated Cost: \_\_\_\_\_ General Notes: \_\_\_\_\_

Existing Area: \_\_\_\_\_ sq. ft. \_\_\_\_\_ cents

First Floor: \_\_\_\_\_ sq. ft. \_\_\_\_\_

Second Floor: \_\_\_\_\_ sq. ft. \_\_\_\_\_

Third Floor: \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### PERMANENT IMPROVEMENTS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Estimated Cost of Land: \_\_\_\_\_ Improvements: \_\_\_\_\_

1949-50 \_\_\_\_\_



# SALES DATA

GRANTOR: Arthur D. Watson

GRANTEE: Evelyn J. Mock, a single woman

ZONING: San Francisco C-2

RECORDING: Book B 48, Page 446, File No. 082937

DATE OF DEED: May 6, DATE OF RECORDING: 5/10/66

\$22.00

SALE PRICE: \$12,000.00 to Viola E. Phillips

LAND AREA: 2.9228

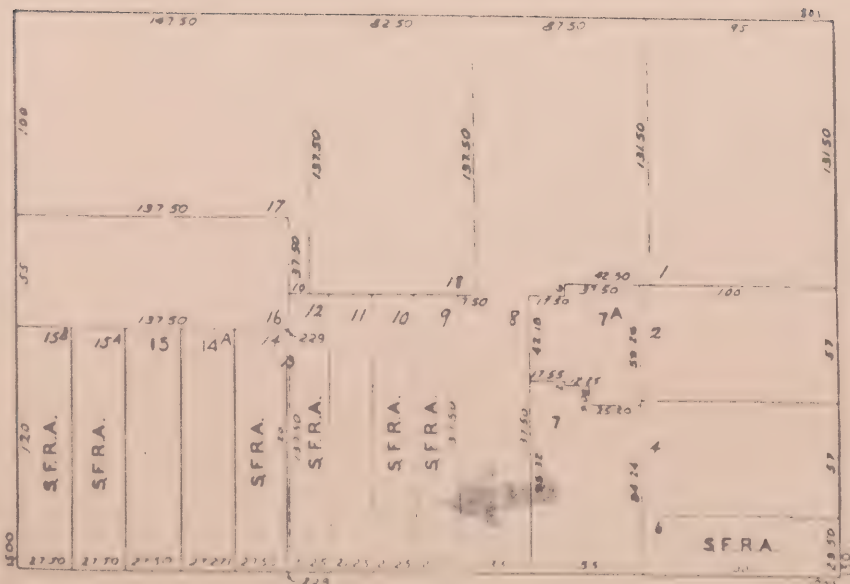
UNIT VALUE: \$4,100.00

CONFIRMED: Mr. Watson

COMMENT: repossessed this

because he is getting appraised lately  
 he believes Mrs. Mock raised  
 by renting rooms and an illegal

GEARY



O'FARRELL







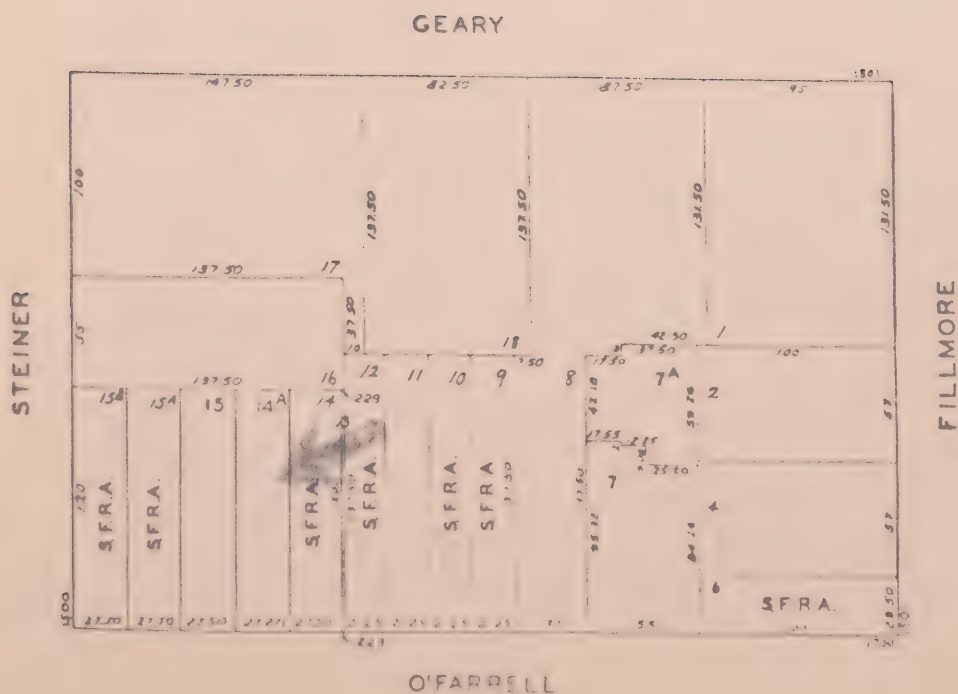


ZCING:

RECORDING

SALE PRICE:

UNIT VALUE:









Address: 2325 11th St

Type of Improvement: 2 Story wood frame dwelling with 2

Improvement Built: 1900 Rental Rate:

Building Area: 2,870 sq. ft. Rents:

First Floor 1,425 sq. ft.

Second Floor 1,425 sq. ft.

Third Floor  sq. ft.

Porch 120 sq. ft.

sq. ft.

Improvement Description:

Demolished in 1965.

Rustic with plain trim make up the exterior walls. Brick and concrete foundation with a full cement floor basement. Tar and gravel flat roof and pine over plaster make up the interior trim. All floors were hardwood, 10 fixtures, 2 bathrooms, 2 built-in tubs. Heating was provided by 5 circular gas heaters. Two porches and 6 closets.

Assessed Valuation: Land \$  Improvements \$

1969-70 Taxes \$

Block 11 Lot 10

2/8

6 12 10

O'FARRELL ST.

WEBSTER ST.

4875	45271	44723	514
30	22	23	50
24	S.F.R.A.		29
25	S.F.R.A.		25
26	S.F.R.A.		25
27	S.F.R.A.		25
28	S.F.R.A.		25
29	S.F.R.A.		25
30	S.F.R.A.		25
13B	13A	13	71.25
30	27.475	29.875	71.25
143	143		

HOLLIS ST.

ELLIS ST.

N









Address: 1347-49 WOODSTOCK ST.

Type of Improvement: two story wood frame dwelling with 12 rooms

Improvement Built: 1890 Rental Rate: \_\_\_\_\_

Building Area: 3,615 sq. ft. Rents: \_\_\_\_\_

First Floor 1,509 sq. ft. \_\_\_\_\_

Second Floor 1,303 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Exterior walls are rustic with a plain trim. Brick foundation with a full, unfinished, basement with cement floor and parking for 2 cars in the garage. Tar and gravel sidewalk and concrete steps lead up the interior trim. There are 10 rooms with hardwood floors, 2 pine floors, 2 bathrooms, with 10 fixtures, 2 built-in tubs, and 2 separate toilets. Heating is provided by 2 gas wall furnaces. There are 2 fireplaces, 2 chimneys, and 1 range in this building.

#3

Assessed Valuation: Land \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_

Block 700 Lot 1

2/18/11  
1 12 9

SALES

Mortgage

Non-affixed

17,000.00

17,000.00

17,000.00

17,000.00

17,000.00

17,000.00

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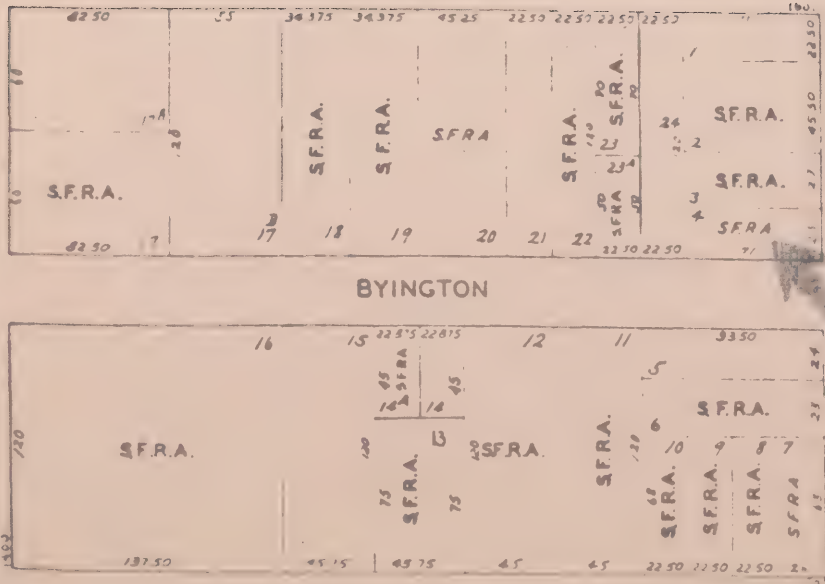
O'FARRELL

BYINGTON

ELLIS

WEBSTER

FILLMORE



Block 725 Lot 3



# SALES DATA

2/4/70  
# 1512 4

GRANTED: Ralph Dayan and Sarah Dayan, his wife

Frank D. Malone and Lois Malone, his wife

San Francisco R-3

Book B 49, Page 880, File No. 083997

May 12, 1966 DATE OF RECORDING: 5/13/66

\$13.20

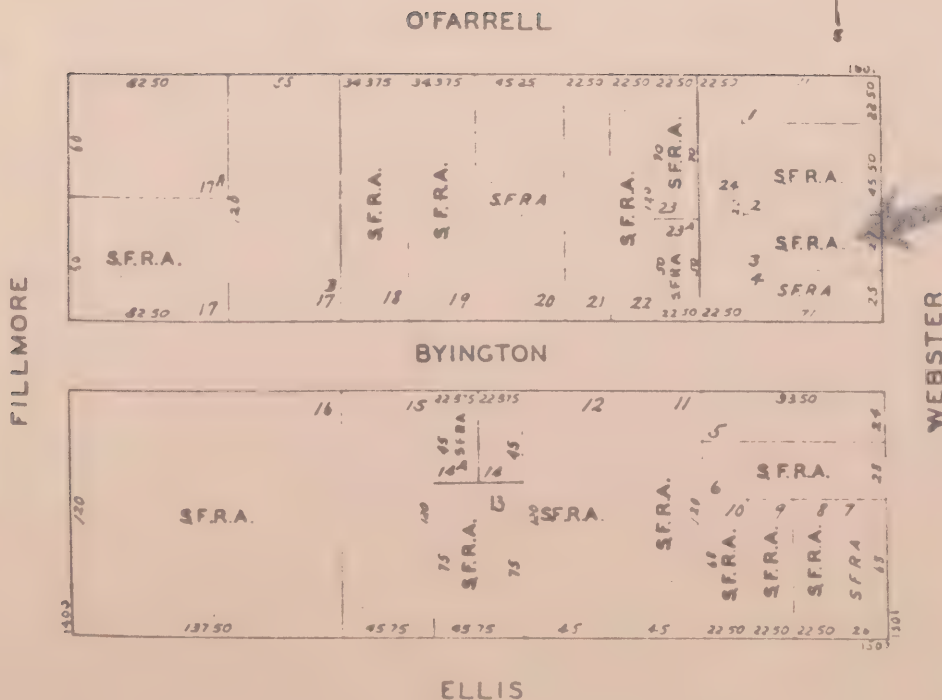
PRICE: \$29,000.00 D.T. \$6,146.00 to grantors

LAND AREA: 1,917 sq.ft. \$3,247.00 to Dorothea M. Malone

UNIT VALUE: \$14,500.00 per apt.

CONFIRMED: Mr. Dayan 1/10/70

Mr. Dayan looked for records but was unable to locate them. He recalls a price of near \$29,000.00. He purchased from Mission Mortgage or Michael Perri, realtor, as a burned out shell for approximately \$17,000.00 in August of 1965. After fixing up 2 3-bedroom flats he rented one for approx. \$135.00 and one for \$145.00 per month. He believes after he sold the new owners were getting \$180.00 for each.



Block 725 Lot 3-1







Address: 1828 - 1828A Ellis Street

Type of Improvement: Two story 12 room wood frame 2 flat apartment building

Improvement Built: 1900 Rental Rate: \_\_\_\_\_

Building Area: 3,300 sq. ft. Rents: \_\_\_\_\_

First Floor 1,100 sq. ft. \_\_\_\_\_

Second Floor 1,100 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Finished Basement 1,100 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Building consists of wood siding exterior over brick foundation, full finished basement, gabled asbestos shingled roof and the interior walls are plaster. Rooms have pine floors, 3 bathrooms with 12 fixtures, 12 tubs, also, gas circulating heat, 2 fireplaces and 7 closets.

Assessed Valuation: Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_

GRANTOR: Myron B. Chenard and Alfred Chenard wife

GRANTEE: Samuel J. Butler and Marcene L. Butler, wife, 1/2 interest

ZONING: San Francisco R-1-D

RECORDING: Book A900, Page 672, File No. 392

DATE OF DEED: March 30, 1965 DATE OF RECORDED: 3/31/65

I.R.S. \$7.70

SALE PRICE: \$20,000.00 full int. + D.T. \$2,000.00 grantors  
\$10,000.00 1/2 int.

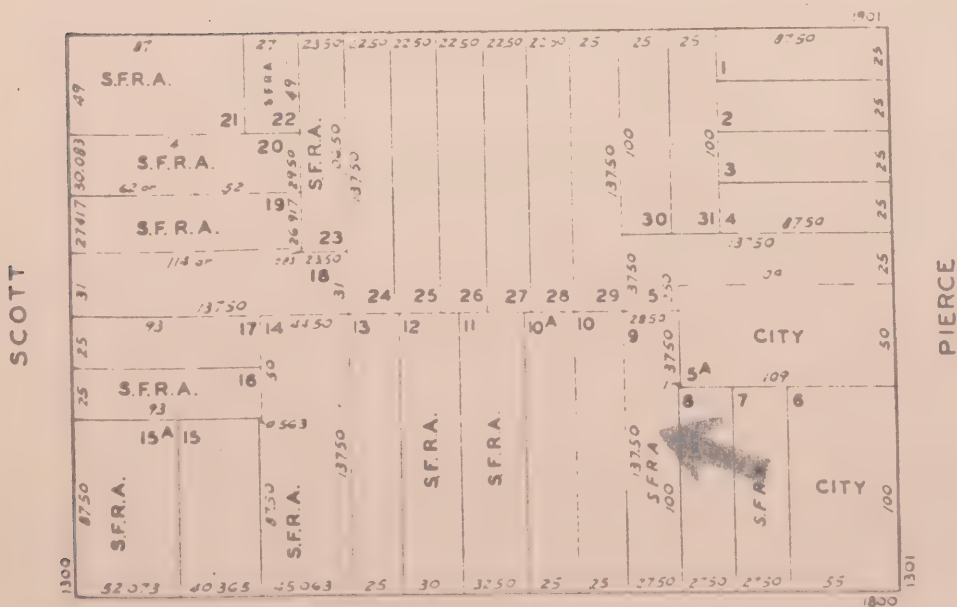
LAND AREA: 2,750 sq.ft. (27.5' x 100')

UNIT VALUE: \$10,000.00 per unit (full interest)

CONFIRMED: Mr. Butler

COMMENTS: Mr. Butler owned property jointly with Mr. Chenard, since deceased. Mr. Butler's memory of price is vague but believes it was near \$20,000.00. He says he does recall the rent at that time to be \$125.00 per unit and \$5.00 lower. He believes he got 1/2 interest at a cheap price because Mr. Chenard wanted to sell.

# O'FARRELL



ELLIS







Address: 137 7th Street City San Jose

Type of Improvement: One story wood frame dwelling with four rooms

Improvement Built: 1890 Rental Rate: \_\_\_\_\_

Building Area: 625 sq. ft. Rents: \_\_\_\_\_

First Floor 625 sq. ft. \_\_\_\_\_

Second Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Rustic with plain trim make up the exterior walls. Brick foundation and a full unfinished cement floor basement. Asbestos shingled gable roof. Pine over plaster make up the interior trim. All floors are pine. 4 fixtures, one bathroom and one tub. Heating is provided by one circular heater. 2 closets.

Assessed Valuation: Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \_\_\_\_\_

F

7

L

J





Address: 1500-68 Ellis Street, Front Street

Type of Improvement: Two-Story and Two-Story with Full Basement

Improvement Built: 1958 Rental Rate: \_\_\_\_\_

Building Area: 2,415 sq. ft. Rents: \_\_\_\_\_

First Floor 1,015 sq. ft. \_\_\_\_\_

Second Floor 1,400 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

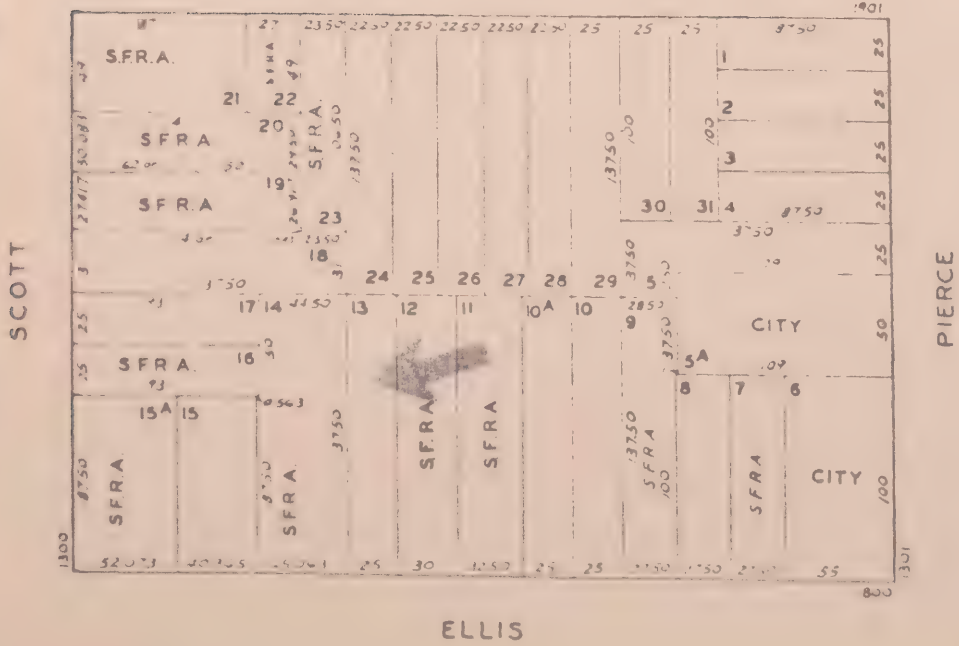
\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Building with deep front porch on the east side. The building is a two-story structure with a full basement. The exterior is brick. The interior has a hardwood floor, a fireplace, and a kitchen. The building is in good condition.

Assessed Valuation: Land \$ 1,500.00 Improvements \$ 1,700.00

1969-70 Taxes \$ 117.14









Address: \_\_\_\_\_

1965-66 Sub E

Type of Improvement: \_\_\_\_\_

Location (If new, state lot & block)

Improvement Value: \_\_\_\_\_

Year

Serial Number: \_\_\_\_\_

Building Area: \_\_\_\_\_

sq. ft.

sq. ft.

Notes: \_\_\_\_\_

First Floor: \_\_\_\_\_

sq. ft.

sq. ft.

Second Floor: \_\_\_\_\_

sq. ft.

sq. ft.

Third Floor: \_\_\_\_\_

sq. ft.

sq. ft.

\_\_\_\_\_ sq. ft.

\_\_\_\_\_ sq. ft.

Improvement Description:

Two-story brick building with front porch. The building is located on the corner of 1st and 2nd Streets. The building is in good condition and is being improved with a new roof and new siding. The estimated cost of the improvement is \$10,000. The improvement is being completed by the owner.

Assessed Value:

Land

Improvements

Total

1969-70 Taxes

\_\_\_\_\_



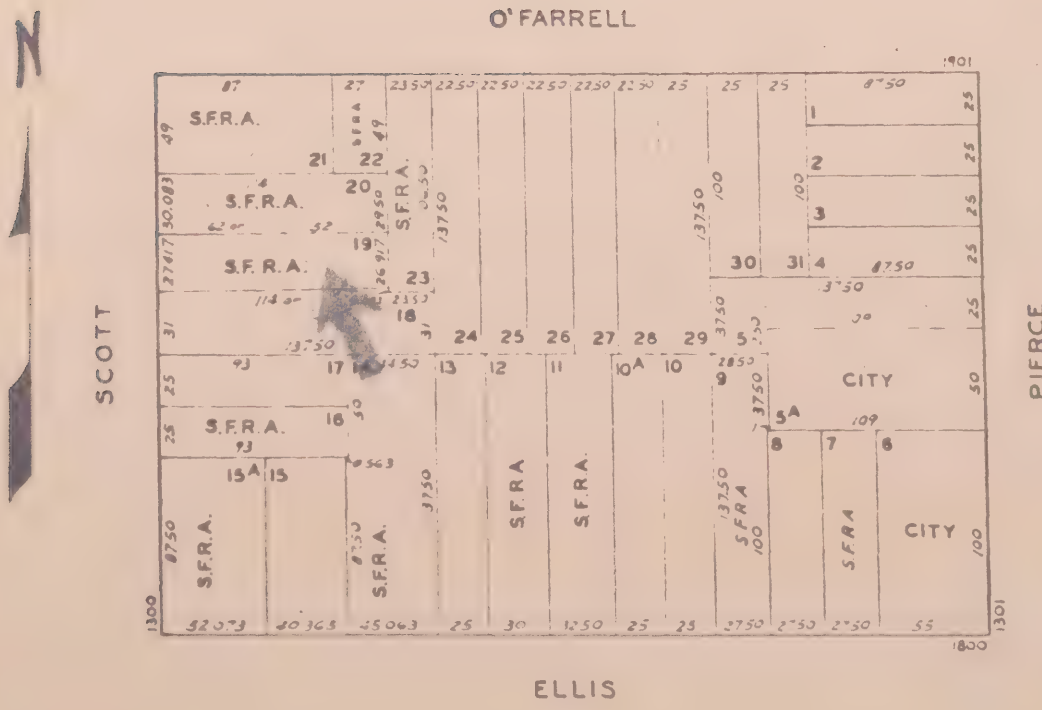
NING: San Francisco R-4

I.R.S. \$7.15

SALE PRICE: \$17,000.00

LAND AREA: 3,126 sq. ft.

CONFIRMED: Mr. Lucchesi 1/10/70









Address: 1684-86-90 Eddy Street

Type of Improvement: Three story wood frame building containing a garage and 13 rooms

Improvement Built: 1890 Rental Rate: \_\_\_\_\_

Building Area: 4,020 sq. ft. Rents: \_\_\_\_\_

First Floor 1,740 sq. ft. \_\_\_\_\_

Second Floor 1,140 sq. ft. \_\_\_\_\_

Third Floor 1,140 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Building is rustic with plain trim for the exterior walls, brick foundation and no basement, composition shingle gabled roof, pine over plaster for the interior trim, rooms containing 7 hardwood floors, 6 pine floors and one cement floor in the garage and contains 2 bathrooms with 12 fixtures, 2 tubs and 2 separate toilets. Garage was built in front of the house.

Assessed Valuation: Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_

San Francisco -3

RECORDING: Book A800, Page 354 File No. W67.7

DATE OF DEED: January 12 1965 DATE OF RECORDING: 1/11/65

I.R.S. \$4.40

SALE PRICE: \$26,000.00 total price \$13,000.00 1/2 interest

LAND AREA: 2,250 sq. ft. (30' x 75')

UNIT VALUE: \$13,000.00 per unit

CONFIRMED: Mr. Di Grazia 1/5/70 real estate salesman

COMMENTS: This is a 1/2 interest sale. The property was jointly owned by DiGrazia and Daquisto. They had a buyer at approximately \$23,000.00 but Mr. Daquisto did not wish to sell. Subsequently Mr. DiGrazia sold his 1/2 interest at \$13,000.00 for a total value of the total property of \$26,000.00. He said later Mr. Daquisto spent a lot of money to fix it up. Redevelopment Agency acquired.

ELLIS

PIERCE

30	60	22	23	45
4125 SFRA	214 SFRA	25	20 SFRA	SFRA
3326 SFRA	24 25	23	26	27
25	90	28	30	30 SFRA
25	25	22	30	25
25	SFRA	21	31	SFRA
25	SFRA	20	32	SFRA
25	SFRA	19	33	SFRA
10	17	16	15	14
75	SFRA	SFRA	SFRA	SFRA
30	30	31	29	2152
1200				3250

BOURBIN

30	750	110	25	26107 42 SFRA	25
75 SFRA	SFRA	SFRA	SFRA	2	SFRA
38	39	40	41	3	SFRA
25	SFRA	90	37	4	SFRA
25	SFRA	36	5	SFRA	50
25	SFRA	35	6	90	15
25	SFRA	34	9	52 SFRA	25
12	11A	11	10	8	75
40 SFRA	SFRA	SFRA	SFRA	SFRA	SFRA
28	2411	2508	25	27	25
					1000

STEINER

EDDY





Address: \_\_\_\_\_

Type of Improvement: three story, 20 room dwelling, used as 6 flats.

Improvement Built: 1880 Rental Rate: \_\_\_\_\_

Building Area: 11,940 sq. ft. Rents: \_\_\_\_\_

First Floor 3,980 sq. ft. \_\_\_\_\_

Second Floor 3,980 sq. ft. \_\_\_\_\_

Third Floor 3,980 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Wood frame, partial concrete and brick foundation. Full basement, unfinished, cement floor. Exterior walls are rustic with plain trim. There is one side with asbestos siding. Gabled composition roof. Interior trim is pine over plaster walls, with miscellaneous tongue and groove throughout. There are 20 rooms with pine floors, 39 fixtures in 6 bathrooms, 12 gas circulating heaters, 1 metal fire escape, 6 porches and 33 closets in this dwelling.

Assessed Valuation: Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_

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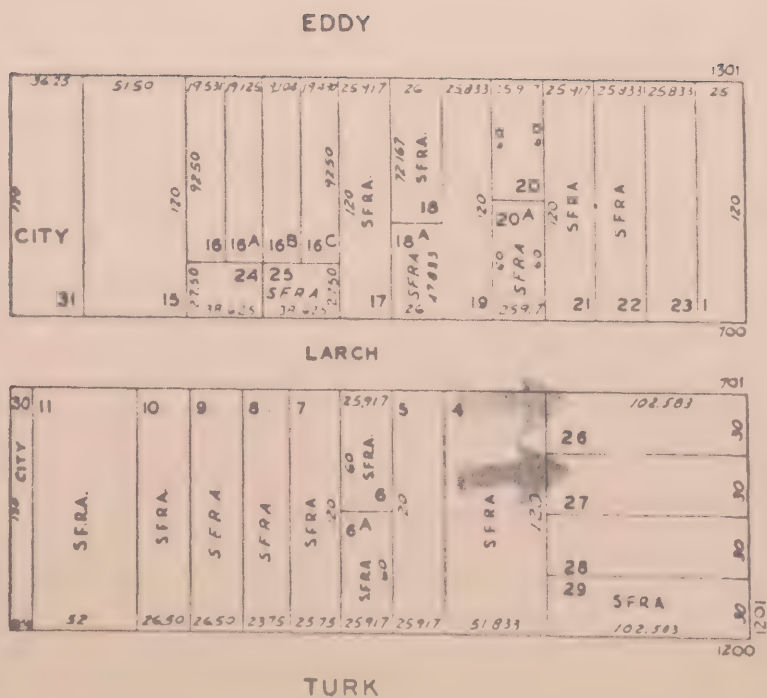
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6/F

\$ 900

## INDEX:



Block 743 Lot 27 and 28







Address: 1347 - 49 Golden Gate Ave.

Type of Improvement: 3 story wood frame building containing one garage and 12 rooms

Improvement Built: 1895 (approx.) Rental Rate: \_\_\_\_\_

Building Area: 7,124 sq. ft. Rents: \_\_\_\_\_

First Floor 3,300 sq. ft. \_\_\_\_\_

Second Floor 1,912 sq. ft. \_\_\_\_\_

Third Floor 1,912 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Exterior is rustic with a plain trim. Concrete foundation. Asbestos and tar and gravel flat roof. Interior is pine over plaster walls. There are 10 rooms with ~~one bath~~ and 2 cement floors. There are 2 bathrooms, 16 fixtures, 2 tubs, and 2 separate toilets. 2 fireplaces, 1 porch and 2 closets are also in this building.

Assessed Valuation: Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_

# SALES DATA

Plus

2/8  
Sundried  
4. 9. 14

GRANTOR: Eugene Eagle, a single man, Individually and as Trustee

GRANTEE: Gilbert W. Clark, as his separate property, 1/2 interest and Howard Burton, a married man as his separate property, 1/2 interest

RECORDING: Book A939, Page 51, File No. 001525

DATE OF DEED: June 28, 1965 DATE OF RECORDING: 7/7/65

1/2

DATE PAID: 7/7/65 \$14,952.73 to grantor

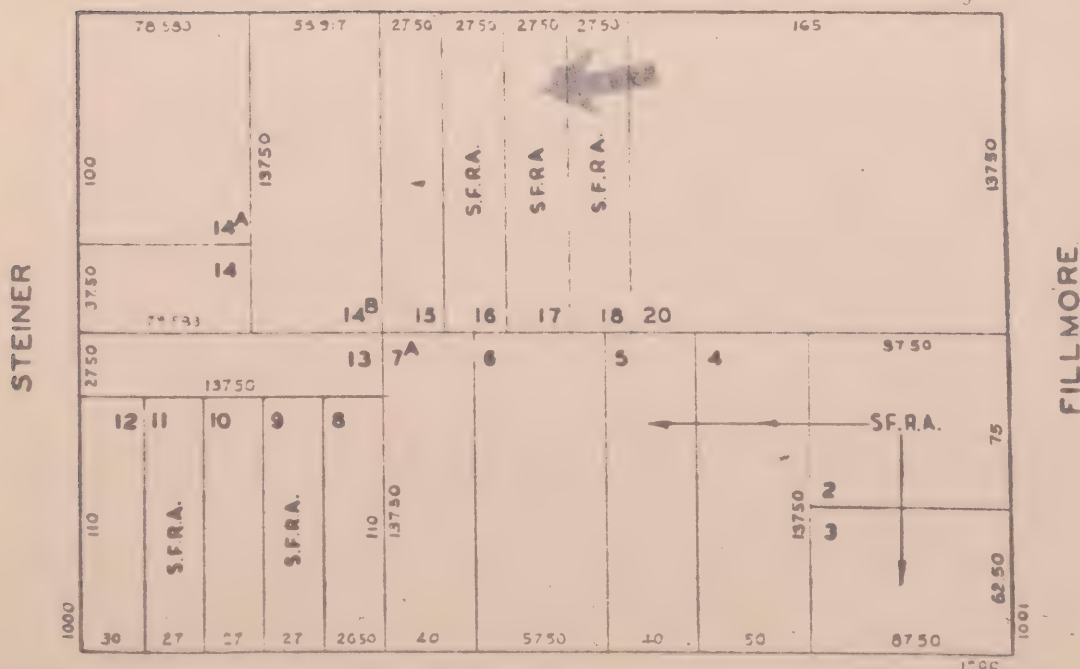
DATE PAID: 7/7/65

UNIT VALUE: 7/7/65

7/7/65

COMMENTS: Mr. Washington does not recall income at time of sale. He believes they were getting approximately \$200.00 upstairs and \$60.00 or \$70.00 from a church downstairs. Mr. Clark and Mr. Burton represented the church in this purchase.

## GOLDEN GATE AVE.











Address: 1341-48-50 McAllister

Type of Improvement: 3 story wood frame dwelling containing 3 units with 14 rooms

Improvement Built: 1 Rental Rate: \_\_\_\_\_

Building Area: 5,475 sq. ft. Rents: \_\_\_\_\_

First Floor 1,825 sq. ft. \_\_\_\_\_

Second Floor 1,825 sq. ft. \_\_\_\_\_

Third Floor 1,825 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Three, three-story brick frame building with exterior walls. There is a brick foundation with full unfinished concrete floor. Basement also a 2 car garage and a tar and gravel flat roof. The interior trim is pine over plaster and rooms contain 14 pine floors, 3 bathrooms with 15 fixtures and 3 tubs, one of which is built in. There are 2 fireplaces and 12 closets.

Assessed Valuation: \* Land \$ 10,000.00 Improvements \$ 14,000.00

1969-70 Taxes \$ 781.00

\* Assessed value is 50% of above figures.

Block 1341 Lot 48

# SALES DATA

3/E  
\$ 700 #

GRANTOR: Thomas C. Simpkins, an unmarried man

GRANTEE: Mary Wise, a widow

ZONING: San Francisco R-4

RECORDING: Book B141, Page 115, File No. P58914

DATE OF DEED: May 8, 1967 DATE OF RECORDING: 5/8/67

SALE PRICE: \$26,000.00 D.T. \$5,600.00 to grantor

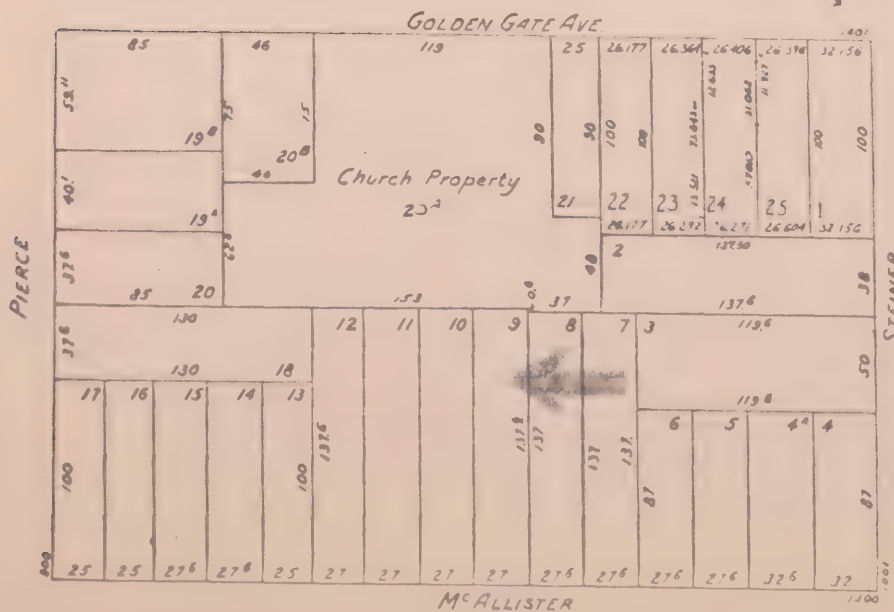
LAND AREA: 3,713 sq.ft.

UNIT VALUE: 8,667.00 per unit

CONFIRMED: Mr. Simpkins 1/70 and Mr. Stan Panovich, Real Estate Sales with Grimes Realty 1/8/70

Harry Segarini, a widower granted realty to Thomas C. Simpkins, an unmarried man by deed No. 33671 - I.R.S. 5/11/70.

Purchased in poor condition. Fixed the building up, made a quick sale at a reasonable profit. Mr. Panovich who appears to own property in the Redevelopment area says the prices were too cheap and not representative of value. Mr. Panovich recalls 2 of the 3 units were vacant at time of sale. He believes other unit rented for approximately \$80.00 per month.



Block 775 Lot 9







Address: 1529-1529A Golden Gate Av

Type of Improvement: Two story 8 room wood frame 2 flat building

Improvement Built: 1950 Rental Rate: \_\_\_\_\_

Building Area: 2,120 sq. ft. Rents: \_\_\_\_\_

First Floor 1,060 sq. ft. \_\_\_\_\_

Second Floor 1,060 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Wood siding exterior over brick foundation. Partial basement, unfinished cement floors. Gabled roof with asbestos shingles. Interior walls plastered. Pine floors, two bathrooms, 8 fixtures, 2 tubs and 4 closets.

Assessed Valuation: Land \$ 9,400.00 Improvements \$ 5,900.00

1969-70 Taxes \$ 470.08

\*Assessed value is 25% of above figures.

Block 776 Lot 17

# SALES DATA

2/5  
\$ 620 4

GRANTOR: Veronica Miller, as her separate property

GRANTEE: Booker T. Hicks and Lizzie Mae Hicks, his wife

ZONING: San Francisco R-3

REC. NO.: Book R1 Page 1 File No. 031463

DATE OF DEED: December 5, 1967 DATE OF RECORDING: 12/6/67

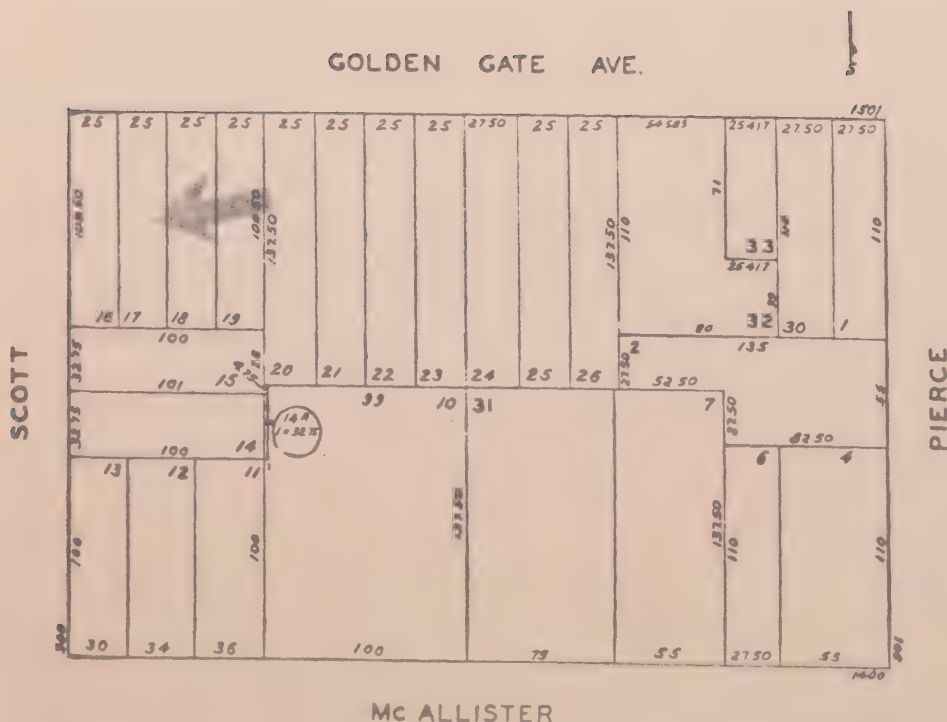
SALE PRICE: S 7 D T. \$11,900.00 to Home Federal Savings and Loan Association of San Francisco

LAND AREA: 2,738 sq.ft. (25' x 109.5')

UNIT VALUE: \$8,500.00 per unit (\$32.02 per sq.ft. of building including land)

CONFIRMED: Mrs. Hicks 1/3/70

COMMENTS: Property at time of sale and now rents for \$85.00 upper and lower floors.



Block 776 Lot 17







Address: 1527 Golden Gate Avenue

Type of Improvement: Two story nine room wood frame dwelling (2 flats)

Improvement Built: 1900 Rental Rate: \_\_\_\_\_

Building Area: 2,250 sq. ft. Rents: \_\_\_\_\_

First Floor 1,150 sq. ft. \_\_\_\_\_

Second Floor 1,150 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Wood siding exterior over brick foundation with partial unfinished basement over cement floors, gabled roof with composition roofing and the interior walls being plaster make up this building. Floors in the rooms are pine also rooms consist of one bathroom, one tub, one separate toilet, 3 circulating heaters and 4 closets.

Assessed Valuation: \* Land \$ 8,300.00 Improvements \$ 4,200.00

1969-70 Taxes \$ 399.42

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\*Assessed value is 25% of above figures.

2/P  
6-21-66

GRANTOR: Howard Hein, a single man

GRANTEE: Katherine Calldy, a married woman

CITY: San Francisco R-

DATE OF DEED: October 27, 1966 DATE OF RECORDING: 11/2/66

C.R.S.: Non-affixed

SALE PRICE: \$17,500.00 D.T. \$14,000.00 to Leonard Dixon

LAND AREA: 2,738 sq.ft. (25' x 109.50')

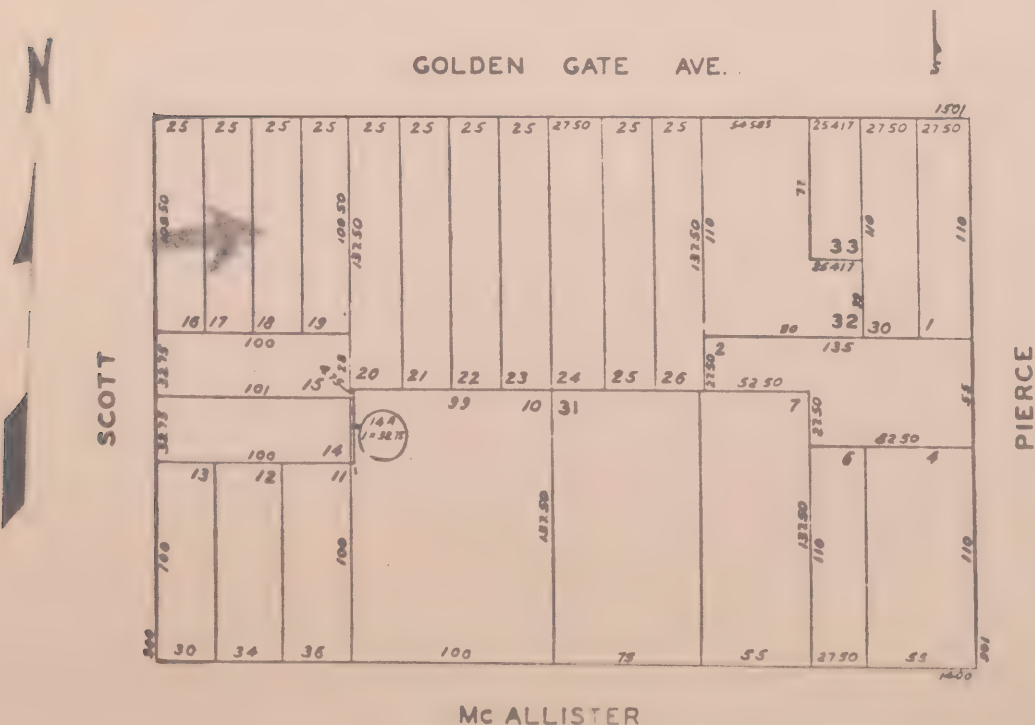
UNIT VALUE: \$8,750.00 per unit (\$778 per sq.ft. of building including land)

CONFIRMED: Mrs. Calldy 1/5/70

COMMENTS: Leonard Dixon, as his separate property granted realty to Howard Hein, a single man by deed dated October 26, 1966 and recorded 11/2/66 in Book B 94, Page 8, File 100-12111.

Mrs. Calldy confirmed price but when questioned on rents, then and now, she said she did not want to answer.

2 flats - 1 - 5 rooms - 2 bedrooms; 1 - 4 rooms 2 bedrooms.



Block 776 Lot 18







Address: 1411 - 1413 McAllister

Type of Improvement: Wood frame two story dwelling with 12 rooms (2 units)

Improvement Built: 1890 Rental Rate: \_\_\_\_\_

Building Area: 4,400 sq. ft. Rents: \_\_\_\_\_

First Floor 2,200 sq. ft. \_\_\_\_\_

Second Floor 2,200 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

This dwelling has a brick foundation, full unfinished basement with a rustic exterior and plain trim, flat, tar and gravel roof. The interior trim is pine over plaster walls. Pine floors are in the rooms along with two bathrooms with 9 fixtures.

Assessed Valuation: \* Land \$ 11,900.00 Improvements \$ 8,100.00

1969-70 Taxes \$ 522.32



GRANTOR: Title Insurance and Trust Company, a California Corporation

GRANTEE: Floyd Earl Pearce, a single man

ZONING: San Francisco R-4

RECORDING: Book B 24, Page 394, File No. 065174

DATE OF DEED: February 28, 1966 DATE OF RECORDING: 3/10

I.R.S. \$42.35

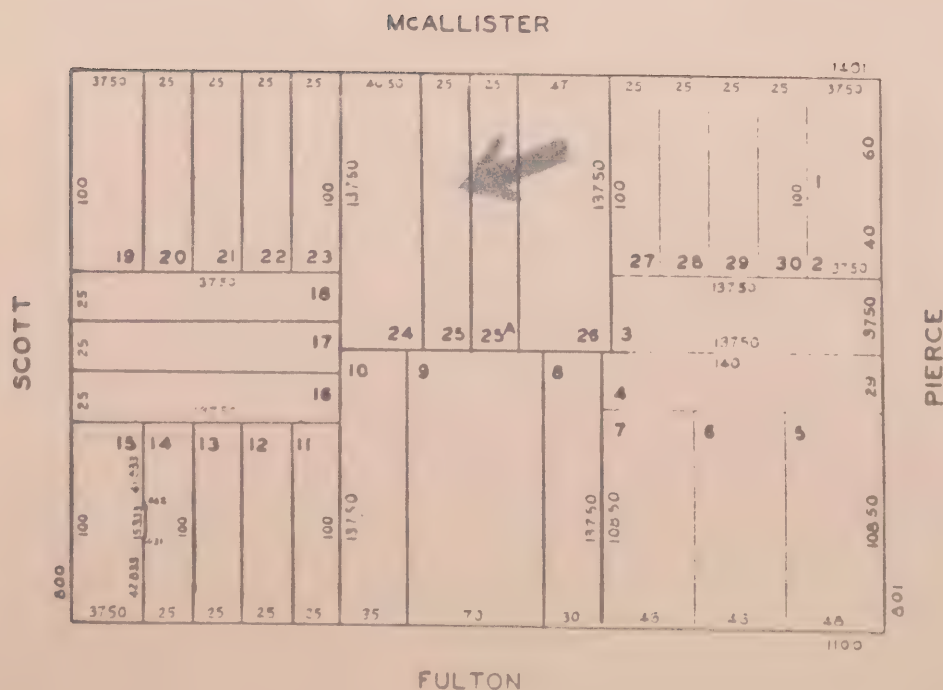
\$38,500.00 D.T. \$30,000.00 to City Savings

LAND AREA: 3,438 sq.ft. (25' x 137.5')

UNIT VALUE: \$19,250.00 per unit (\$8.75 \$4,500.00 to Mortimer  
per sq.ft. of building including land) Fleishhacker III

CONFIRMED: Mr. Pearce

COMMENTS: Residence belonged to Mortimer Fleishhacker III. His maid  
the lower floor, which Mr. Pearce now occupies for \$125.00. The upstairs rented  
\$100.00. Mr. Pearce has spent time and money to rehabilitate and now gets  
for upper (he thinks he could raise to \$250.00 and he thinks he could rent  
lower for nearly \$200.00).







Address: 547 54th Street

Type of Improvements: two and 1/2 story, 21 room building

Improvement Value: 1300 Rental Rate: \_\_\_\_\_

Building Area: 1012 sq. ft. Units: \_\_\_\_\_

First Floor 1,740 sq. ft. \_\_\_\_\_

Second Floor 1,723 sq. ft. \_\_\_\_\_

Third Floor 862 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

### TEMPERATURE REGULATION:

Assessed Valuation: \* Land \$ 3,200.00 Improvements \$ 11,300.00  
1969-70 Taxes \$ 675.02



estimated to be 1.2 to 1.5 days.

Block \_\_\_\_\_











Address:

8 Greiner Street

Type of Improvement:

3 story, 12 room dwelling, wood frame

Improvement Built:

1865

Rental Rate:

Building Area:

3,800

sq. ft.

Rents:

First Floor

1,200

sq. ft.

Second Floor

1,200

sq. ft.

Third Floor

1,200

sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Brick foundation with no basement. Exterior walls are rustic with a plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are all pine floors, 9 fixtures in 2 bathrooms, 1 ~~and a bathroom~~ and 7 closets are in this building.

Assessed Valuation: \* Land

\$ 11,200.00

Improvements

\$ 5,800.00

1969-70 Taxes

\$ 522.32

\*Assessed value is 25% of above figures.

Block 770 Lot 14

2 Flats  
\$ 1,26

# SALES DATA

GRANTOR: St. Anthony Dining Room, a California Corporation

GRANTEE: Herberts Amandus Gegeris and Biruta Gegeris, his wife

ZONING: San Francisco R-4

RECORDING: Book B119, Page 361, File No. P42371

DATE OF DEED: February 9, 1967 DATE OF RECORDING: 2/20/67

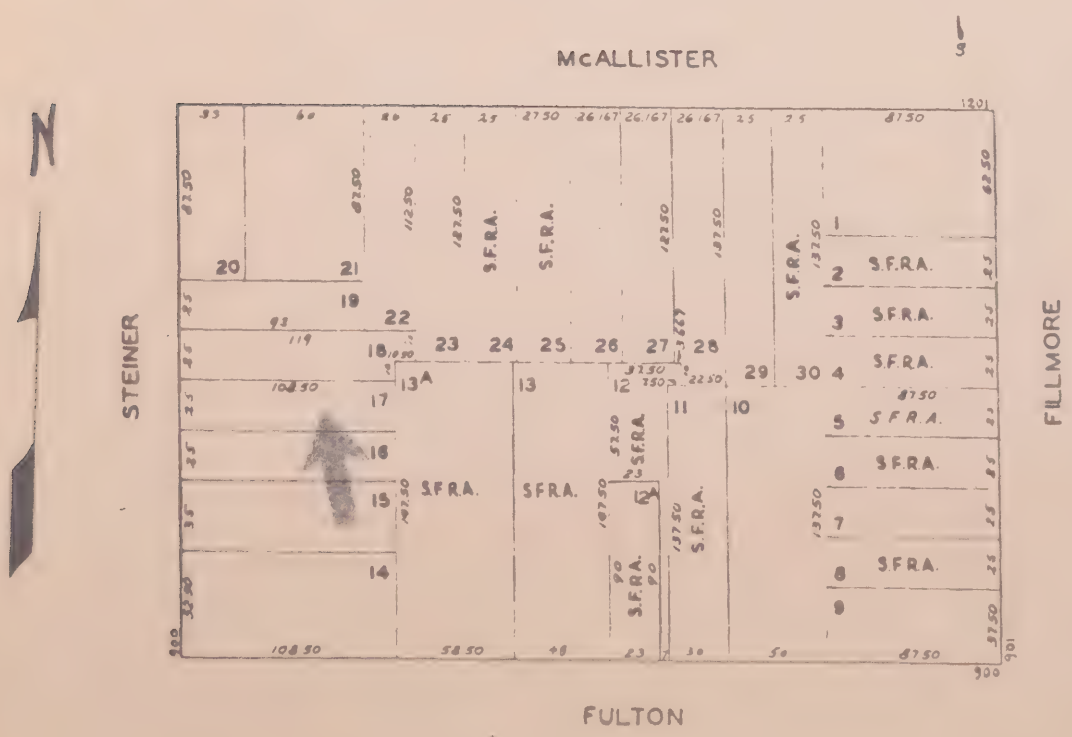
SALE PRICE: \$17,000.00

LAND AREA: 2,713 sq.ft. (25' x 108.5')

UNIT VALUE:

CONFIRMED: Father Alfred of St. Anthony's Dining Room 1/7/70

COMMENTS: St. Anthony's Dining Room was started in 1950 to give free meals to the needy and hungry with no organizational support except individual contributions. They recently served their 9,000,000 th meal. This property was sold to them for \$12,000.00 to house their kitchen help. They fixed up into individually sleeping quarters. Since it was zoned for multiple residence instead of rooming, they are disappointed in the way it looks, says it looks psychedelic, they had it better.



Block 779 Lot 17







Address: 451 - 474 Grove Street

Type of Improvement: Two story wood frame building with 10 rooms used as a flat

Improvement Date: 1973 Rental Rate: \_\_\_\_\_

Building Area: 2,874 sq. ft. Rents: \_\_\_\_\_

First Floor 1,433 sq. ft. \_\_\_\_\_

Second Floor 1,433 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

This is a concrete foundation with a full unfinished basement having several rooms. Used as a two car garage, exterior facing brick with some stucco and some stone with plain trim. Flat, tar and gravel roof, building. The interior has a plug over plaster walls. Rooms have 4 hardwood floors and some of pine floors. Two bedrooms with 3 fixtures. Tub/shower on the first floor only and is a gas system. There are two fireplaces and two circulation heaters.

Assessed Valuation: \* Land \$ 11,000.00 Improvements \$ 14,000.00

1969-70 Taxes \$ 734.32



Assessed value is for 1969-70 taxes.

Block 710 Lot 10

# SALES DATA

GRANTOR: Chuck See Jung and Sin Man Jung, his wife

GRANTEE: Jack Jair, a single man

ZONING: San Francisco R-3

RECORDING: Book A984, Page 897, File No. 036222

DATE OF DEED: November 8, 1965 DATE OF RECORDING: 11/9/65

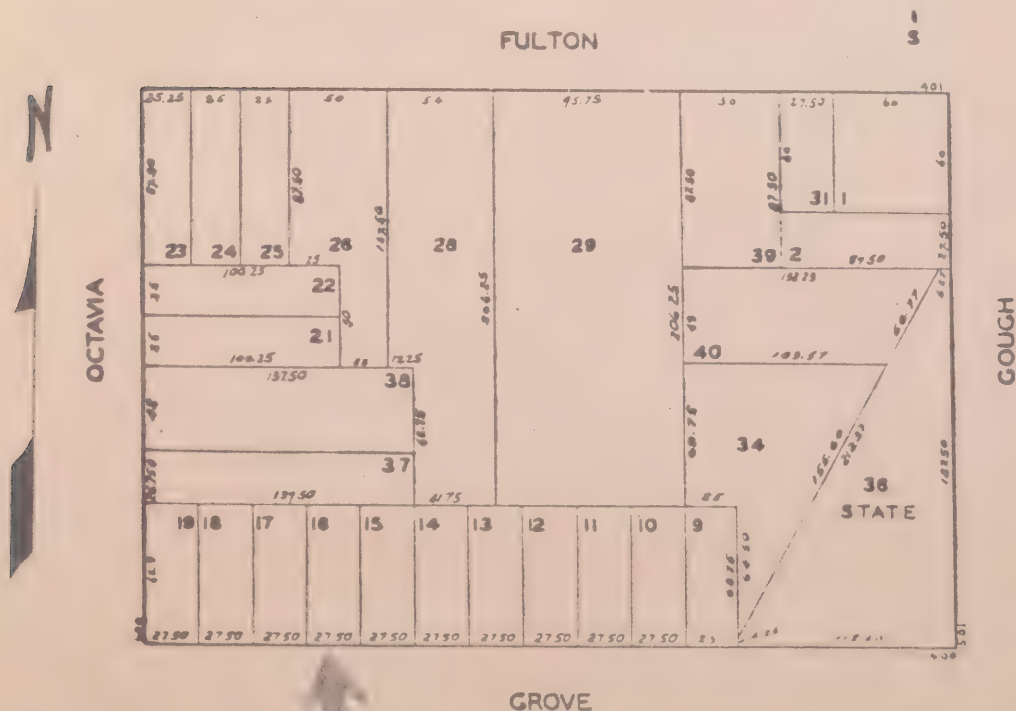
SALE PRICE: \$31,000.00 D.T. \$23,500.00 to First Savings and Loan Association

LAND AREA: 1,891 sq.ft. (27.5' x 68.75')

UNIT VALUE: \$15,500.00 per apartment unit (\$10.80 per sq.ft. of building including land)

CONFIRMED: Mr. Jack Jair, Realtor 1/8/70

COMMENTS: Mr. Jair and other investors as a real estate investment group purchased as run down property. There are 2 large 5 room flats which at time of sale produced \$90.00 per month each. Presently each is bringing \$160.00 per month. They put in new baths with new toilet fixtures. Total investment was around \$10,000.00. They no longer want to hold and are offering it for sale (primarily for trade). They had an offer to trade at \$48,000.00 but could not get satisfactory financing. He believes they would take \$45,000.00.











Address: 981-883 Fulton Street

Type of Improvement: 3 story wood frame dwelling with 18 rooms

Improvement Built: 1900 Rental Rate: \_\_\_\_\_

Building Area: 4,448 sq. ft. Rents: \_\_\_\_\_

First Floor 1,645 sq. ft. \_\_\_\_\_

Second Floor 1,645 sq. ft. \_\_\_\_\_

Third Floor 1,158 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Used as three rental flats.

Building has a brick foundation with full unfinished basement with cement floors. The exterior walls are rustich with a plain trim. Building has flat tar and gravel roof and the interior trim is pine over plaster walls with all pine floors and 3 bathrooms with 3 tubs and 15 fixtures, 3 fireplaces and no furnaces, also, 7 closets.

Assessed Valuation: \* Land \$ 11,100.00 Improvements \$ 10,900.00

1969-70 Taxes \$ 675.94

\*Assessed value is 25% of above figures.

Block 797 Lot 24









Address: 896 - 898 Steiner St.

Type of Improvement: two and 1/2 story 16 room wood frame 3 flat building

Improvement Built: 1890 Rental Rate: \_\_\_\_\_

Building Area: w/o garage 4,484 sq. ft. Rents: \_\_\_\_\_

First Floor 1,495 sq. ft. \_\_\_\_\_

Second Floor 1,495 sq. ft. \_\_\_\_\_

Third Floor 747 sq. ft. \_\_\_\_\_

basement 747 sq. ft. \_\_\_\_\_

garage 300 sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood siding exterior over concrete and brick foundation. Full basement, unfinished, cement floor. Gabled roof covered with asbestos shingles. Interior walls are plaster, there are pine floors, 3 bathrooms, 16 fixtures, and 3 tubs. No furnace, 2 fireplaces. Outside garage building and 8 closets.

Assessed Valuation: \* Land \$ 12,800.00 Improvements \$ 12,800.00

1969-70 Taxes \$ 11.11

Block 798 Lot 15



# ATTACHMENT DATA

3/7

8/28

Looney, a widower

Beverly Lehne, a single woman

San Francisco

RECORDING: Book B358, Page 985, File No. S072

DATE OF DEED: August 7, 1969 DATE OF RECORDING: 8/8/69

I.R.S. \$26.40

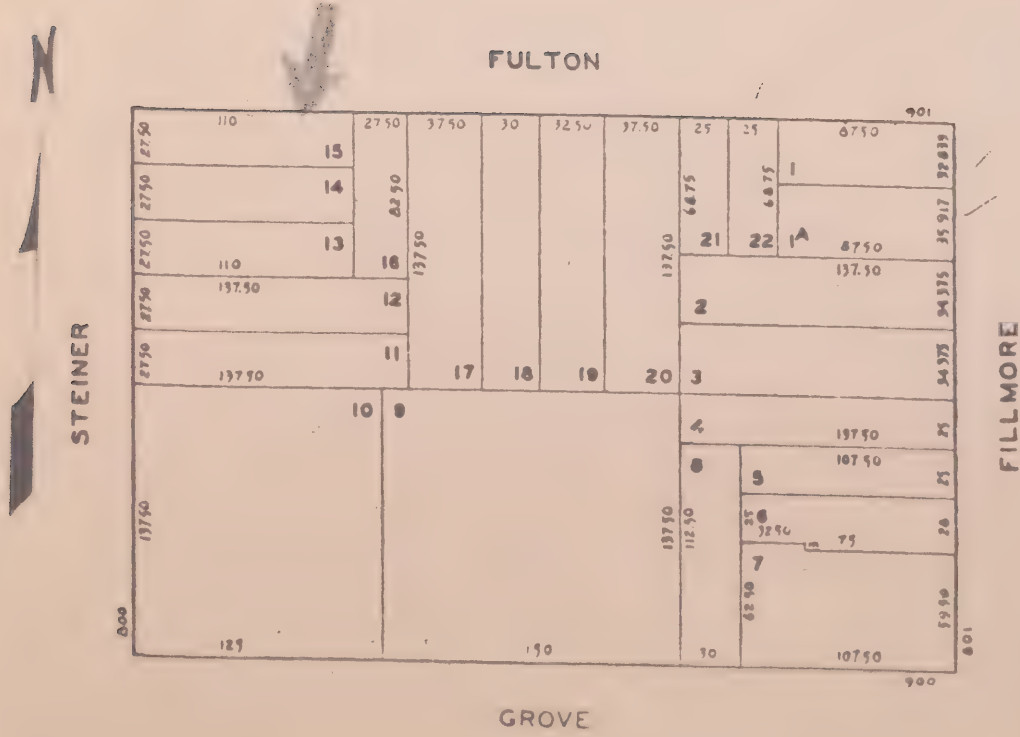
SALE PRICE: \$24,000.00

AND AREA: 3,025 sq.ft.

UNIT VALUE: \$8,000.00 per apt. (\$5.35 per sq. ft. of bldg.)

CONFIRMED: Mr. O'Looney 1/10/70

COMMENTS: Rent had been \$135. a month each for top and second floor. These are 5 room units. The lower floor was rented \$75.00 per month. During March through June of 1969, his manager allowed "hippies" who broke every door and they or friends they let in took out all fixtures and even destroyed portions of the roof. Mr. O'Looney then sold for \$24,000.00. He said he could collect no insurance, he could not evict, collect or prosecute by law. He says "there is no law and order in this time".



Block 798 Lot 15





Address: \_\_\_\_\_

Type of Improvement: two-story wood frame dwelling with 3 floors

Improvement Built: 1987 Rental Rate: \_\_\_\_\_

Building Area: 1,072 sq. ft. Rents: \_\_\_\_\_

First Floor 980 sq. ft. \_\_\_\_\_

Second Floor 980 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Used as 2 flats. Partial brick and concrete foundation with full, unfinished basement with wood floor. Exterior walls are masonry with a plain masonry finish. Flat, tar and gravel roof. Interior is pine wood-plaste walls, 4 rooms have pine floors. There are 2 bathrooms, 10 lockers and 2 tubs. Gas furnace and 5 closets.

Assessed Valuation: \* Land \$ 4,200.00 Improvements \$ 14,000.00

1969-70 Taxes \$ 32.58



\* Assessed value is 25% of fair market value.

# SALES DATA

GRANTOR: Edward G. Jensen and Roberta A. Jensen, his wife, an undivided 1/2 interest and Manuel Jensen and Betty M. Jensen, his wife, an undivided 1/2 interest

GRANTEE: Alfonzo Smith, a single man and Richard A. Abbott, a single man

ZONING: San Francisco C-M

RECORDING: Book B243, Page 356, File No. 064290

DATE OF DEED: May 15, 1968 DATE OF RECORDING: 5/20/68

I.R.S. \$18.15

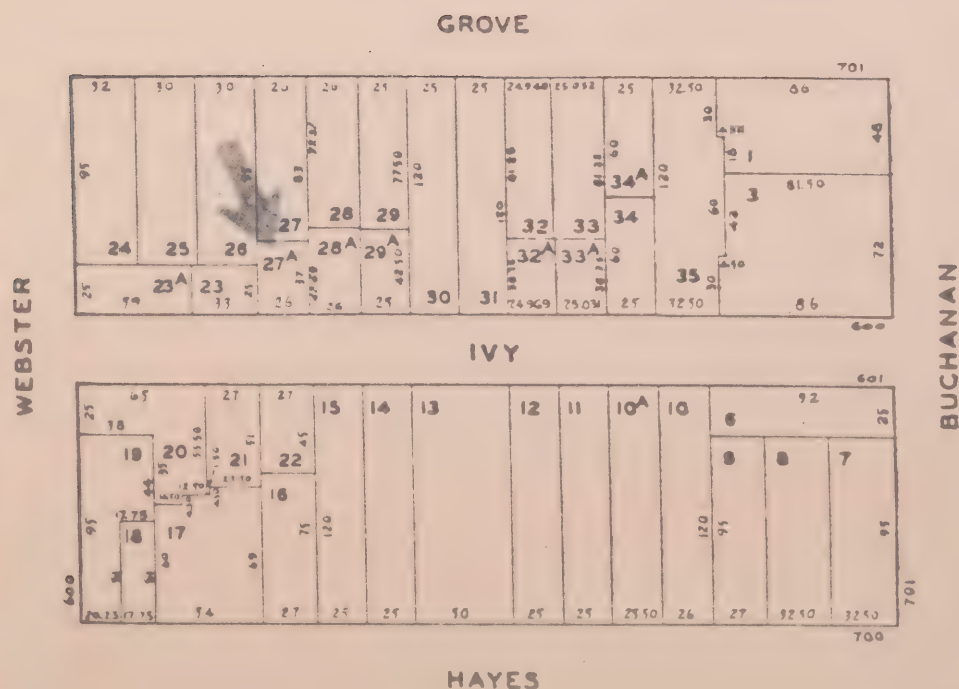
SALE PRICE: \$16,500.00 D.T. \$10,000.00 to Eureka Federal Savings and Loan Association of San Francisco

LAND AREA: 962 sq.ft. \$4,500.00 to grantors

UNIT VALUE: \$8,250.00 per unit

CONFIRMED: Mr. Manuel Jensen 1/10/70

COMMENTS: 2 flats . One is a 1 bedroom unit the other is a 2 bedroom unit. Each unit rented for \$45.00 at time of sale.











Address: 650-652 Hayes St.

Type of Improvement: two story 11 room wood frame 2 flat building

Improvement Built: 1895 Rental Rate: \_\_\_\_\_

Building Area: 2,320 sq. ft. Rents: \_\_\_\_\_

First Floor 1,100 sq. ft. \_\_\_\_\_

Second Floor 1,100 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood siding exterior over brick foundation. Full basement, unfinished. Gabled roof covered with composition paper. Interior walls are plaster. There are all pine floors. 2 bathrooms, 10 fixtures, and 2 tubs. There is a gas fired circulating heater, 2 porches and 5 closets in this building.

Assessed Valuation: \* Land \$ 8,500.00 Improvements \$ 8,180.00

1969-70 Taxes \$ 510.02

\* Assessed value is 25% of above figures.

Block 806 Lot 10

# SALES DATA

GRANTOR: Esther Pfluger, as Administratrix of the Estate of Severino Colombini, deceased

GRANTEE: Castwell Inc., a California Corporation

San Francisco

RECORDING: Book B222, Page 949, File No. 049277

DATE OF DEED: March 5, 1968 DATE OF RECORDING: 3/8/68

\$16.50

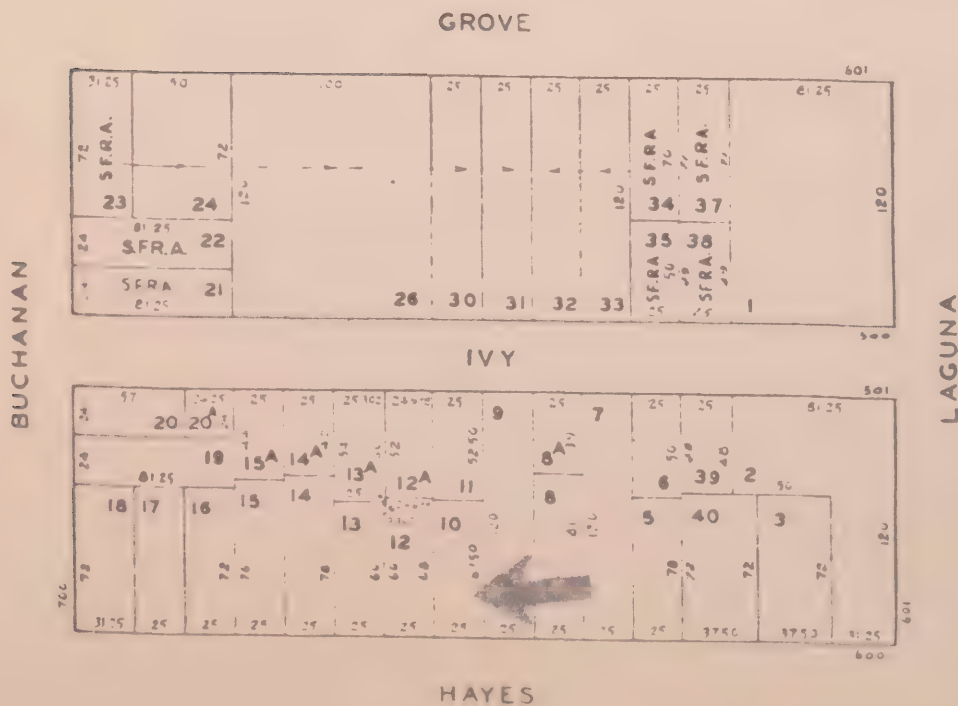
SALE PRICE: \$14,700.00

LAND AREA: 1.48 sq. ft.

UNIT VALUE: \$7,350.00 per unit (\$6.34 per sq. ft. of bldg.)

CONFIRMED: Superior Court, Administratrix Deed 3/5/68

COMMENTS: Lytton Financial Corporation, as Trustee granted realty to Lytton Savings and Loan Association of Northern California by deed dated May 17, 1966 and recorded in Book B53, Page 86, I.R.S. \$28.60 and sale price being \$25,885.20. Richmond F. Ferguson, et ux, granted a deed of trust to Lytton Financial Corporation, as trustee, which deed of trust was defaulted.



Block 806 Lot 10









Address: 385 Ivy St.

Type of Improvement: Two story 10 room wood frame 2 flat building

Improvement Built: 1906 Rental Rate: \_\_\_\_\_

Building Area: 3,180 sq. ft. Rents: \_\_\_\_\_

First Floor 1,026 sq. ft. \_\_\_\_\_

Second Floor 1,074 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Tongue and groove wood siding exterior over concrete foundation. Partial basement cement floors. Flat, tar and gravel roof. Interior walls are plaster. Two walls are paneled, two have beam ceilings. There are pine floors, 2 bathrooms, 2 fixtures, 2 tubs, 2 fire places, and 6 closets.

Assessed Valuation: \* Land \$ 7,700.00 Improvements \$ 7,500.00

1969-70 Taxes \$ 467.00

\* assessed value is 25% of above figures

Block 808 Lot 16A

# SALES DATA

GRANTOR: Lytton Financial Corporation, a corporation, as Trustee

GRANTEE: Lytton Savings and Loan Association of Northern California, a California Corporation

ZONING: San Francisco

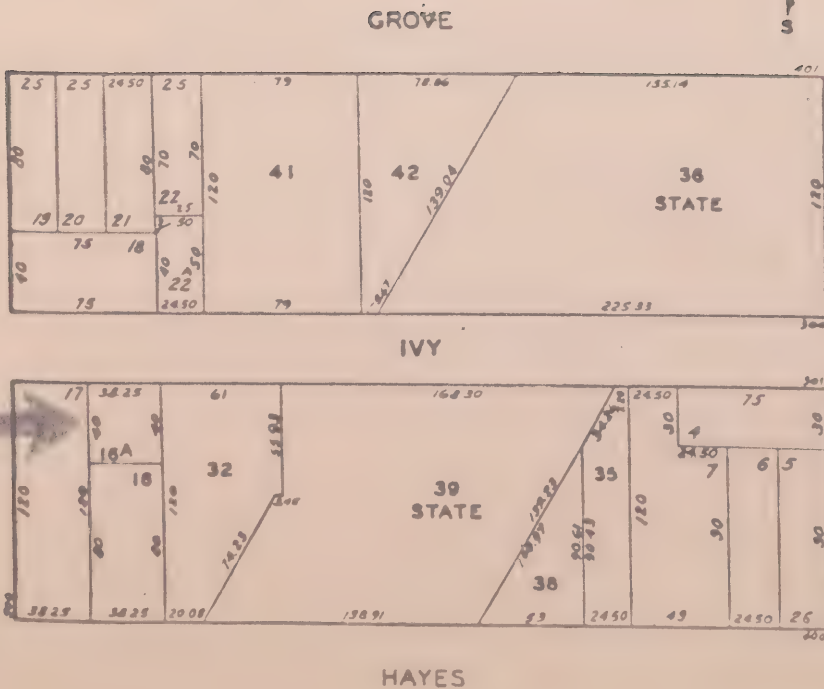
RECORDING: Book 808, Page 16A

DATE OF DEED: June 17, 1968

DATE OF RECORDING: 6/18/68

SALE PRICE: \$18,750

CONFIRM: Scandia Investment Company granted a deed of trust to Lytton Financial Corporation, Trustee, which



*See next page*



# SALES DATA

GRANTOR: Lytton Savings and Loan Association of Northern California

GRANTEE: James B. Phillips and Addie S. Phillips, his wife

ZONING: San Francisco C-2

Book B293, Page 564, File No. R29356

November 20, 1968 DATE OF RECORDING: 11/29/68

819.00

\$17,500.00

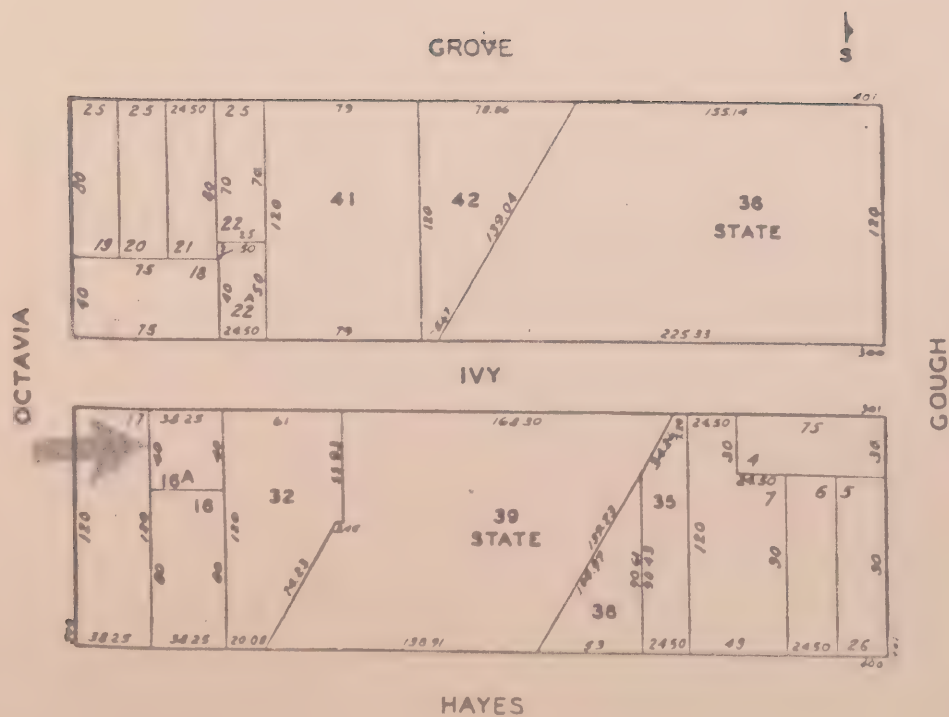
LAND AREA: 1.5082.00

\$8,750.00 per unit (\$8.33 per sq. ft.)

CONFIRM: Mr. James B. Phillips, 12/27/69, by B.A.L.

Judy Rohrwild of Equitable S&L (formerly L...

COMMENTS: 2-bedroom flats, unfurnished, ...  
nly. Rented for \$90.00 each.









Address: \_\_\_\_\_

Type of Improvement: \_\_\_\_\_

Improvement Built: \_\_\_\_\_

Rental Rate: \_\_\_\_\_

Building Area: \_\_\_\_\_

2,300 sq. ft.

Rents: \_\_\_\_\_

First Floor

1,200 sq. ft.

Second Floor

1,100 sq. ft.

Third Floor

\_\_\_\_\_ sq. ft.

\_\_\_\_\_ sq. ft.

\_\_\_\_\_ sq. ft.

### Improvement Description:

Wood framing exterior with concrete foundation. Full basement unfinished. Second floor, space for parking two cars. Flat, tile and gravel roof. Interior walls plastered. 5 hardwood floors, 3 pine floors, 2 bathrooms, 12 windows, 2 doors and one screen door. One toilet and bath. Ventilation system. Air conditioning. 1.5 tons. 120 volt. 120/240 volts.

Assessed Valuation: Land

\$ 6,500.00

Improvements

\$ 7,000.00

1969-70 Taxes

\$ 1,100.00



# SALES DATA

GRANTOR:= Martha Staackmann, a widow

GRANTEE: Laura Bertino, a single woman

zoning: San Francisco R-4

RECORDING: Book B101, Page 48, File No. P28451

DATE OF DEED: November 29, 1966 DATE OF RECORDING: 12/2/66

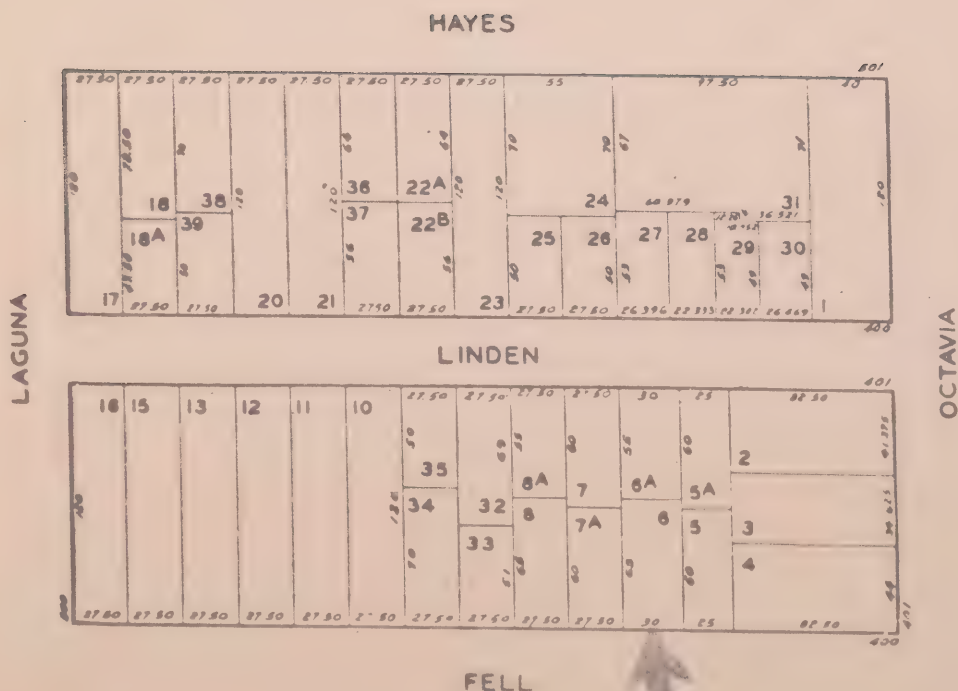
SALE PRICE: \$25,000.00 D.T. \$17,000.00 to American Savings and Loan Association of Calif.

LAND AREA: 1,950 sq.ft. (30' x 65')

UNIT VALUE: \$12,500.00 per unit (\$10.86 per sq.ft. of building including land)

CONFIRMED: Mrs. Staackmann 12/29

COMMENTS: This is a two unit dwelling which the owner occupies one and the other was rented to an older gentleman for \$65.00 per month. Owner paid only water.



Block 818 Lot 6







Address: \_\_\_\_\_

Type of Improvement: \_\_\_\_\_

Improvement Built: 1325 Rental Rate: \_\_\_\_\_

Building Area: 2,640 sq. ft. Rents: \_\_\_\_\_

First Floor 1,320 sq. ft. \_\_\_\_\_

Second Floor 1,320 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Wood siding exterior over brick foundation. Full basement unfinished.  
Flat, tar and gravel, roof. Interior walls plastered. 12 hardwood, 12  
pine floors, 4 bathrooms, 16 fixtures, 4 showers, gas and coal circulating  
heaters. 4 fireplaces, 12 closets.

Assessed Valuation: Land \$ 6,500.00 Improvements \$ 10,700.00

1969-70 Taxes \$ 528.46

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Signed and attested to by \_\_\_\_\_

Filed 123 by 1

GRANTOR: Home Federal Savings and Loan Association of San Francisco, a Federal Corporation

GRANTEE: Chester E. Prescott and Nina A. Prescott, his wife

ZONING: San Francisco R-4

RECORDING:- Book B309, Page 977, File No. R41297

DATE OF DEED: February 3, 1969 DATE OF RECORDING: 2/4/69

L.P.S. \$15.45

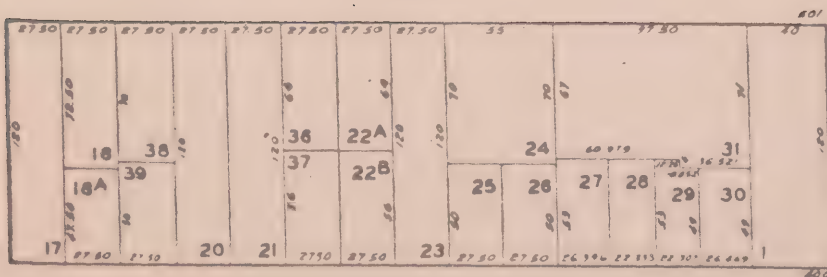
SALE PRICE: \$14,500.00 D.T. \$13,000.00 to Home Federal Savings and Loan Association of San Francisco

UNIT VALUE: \$7,250.00 per unit (\$5.49 per sq.ft. of building including land)

CONFIRMED: Mrs. Prescott 12/26/69

COMMENTS: This is a two unit dwelling which was in poor condition at the time of sale. There are two-one bedroom apartments with one vacant and the other rented for \$85.00 per month.

# HAYES



# LINDEN











Address: 441 - 443 Linden Street

Type of Improvement: Two story 11 room wood frame 2 flat apartment building

Improvement Built: 1890 Rental Rate: \_\_\_\_\_

Building Area: 2,756 sq. ft. Rents: \_\_\_\_\_

First Floor 1,155 sq. ft. \_\_\_\_\_

Second Floor 1,155 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Basement 448 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood siding exterior over brick foundation. Partial basement unfinished, cement floors, one room finished for a store. Flat, tar and gravel roof. Interior wall is plastered, pine floors, two bathrooms, 10 fixtures, 2 tubs 2 separate toilets, 1 miscellaneous basin. Gas fired circulating heater, 2 fireplaces and 9 closet.

Assessed Valuation: \* Land \$ 6,300.00 Improvements \$ 6,700.00

1969-70 Taxes \$ 399.42

Assessed value is for 1969 figures.

Block 816 Lot 4A

# SALES DATA

2/F  
\$ 760

GRANTOR: Lytton Savings and Loan Association of Northern California, a California Corporation

GRANTEE: James B. Phillips and Addie S. Phillips, his wife

ZONING: San Francisco R-4

RECORDING: Book B254, Page 835, File No. R00732

DATE OF DEED: June 7, 1968 DATE OF RECORDING: 7/3/68

SALE PRICE: \$11,500.00 D.T. \$11,500.00 by grantor

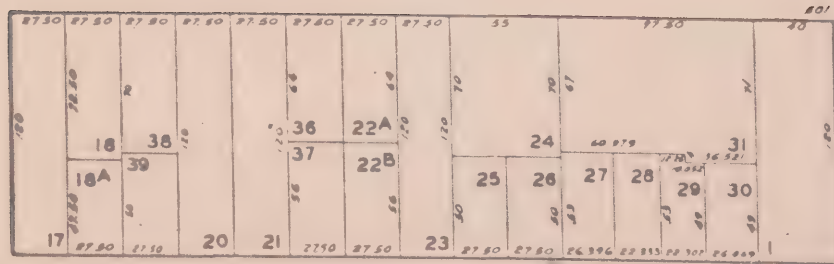
LAND AREA: 1,513 sq.ft. (27.5' x 55')

UNIT VALUE: \$7.60 per sq.ft. of land

CONFIRMED: Mr. James B. Phillips 12/29/69

COMMENTS: Building is vacant. Grantee thought this was a land price only. Very little value placed on improvements.

## HAYES



## LINDEN



## FELL

Block 818 Lot 8A







Address: 626--065 - 208 Buchanan

Type of Improvement: Small Alter. - 1000 sq. ft. addition

Improvement Built: 1966 Rental Rate: \_\_\_\_\_

Building Area: 2,010 sq. ft. Rents: \_\_\_\_\_

First Floor 1,310 sq. ft. \_\_\_\_\_

Second Floor 360 sq. ft. \_\_\_\_\_

Third Floor 340 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Small alteration with partial basement, unheated, second floor. Partial main entrance with a brick top. Flat roof and gravel roof. 100 sq. ft. of new concrete, 9 more have plus floors. 15 windows, 10 bathrooms, with a central bath. 10 main fireplaces, 1 gas furnace, and 1 boiler in the dwelling.

Assessed Valuation: \*Land \$ 9,300.00 Improvements \$ 12,100.00

1969-70 Taxes \$ 111.82





# SALES DATA

GRANTOR: Lytton Savings and Loan Association of Northern California

GRANTEE: Gennady Kalugenin & Tatiana Kalugenin, his wife

RECORDING: Book B 59, Page 515, File No. 091207

OF DEED: May 6, 1966

DATE OF RECORDING: 6/17/66

SALE PRICE: \$15,000.00

LAND AREA: 1,240 sq.ft. (20' x 62')

UNIT VALUE: \$5,000.00 per unit

CONFIRMED: Mr. Field (grantee's son-in-law) 12/27/69

COMMENTS: This is a three unit dwelling which the grantee purchased at a foreclosure sale. Since that time, it has been rewired, new plumbing added, new roof and painted inside and out. The units rent as follows:

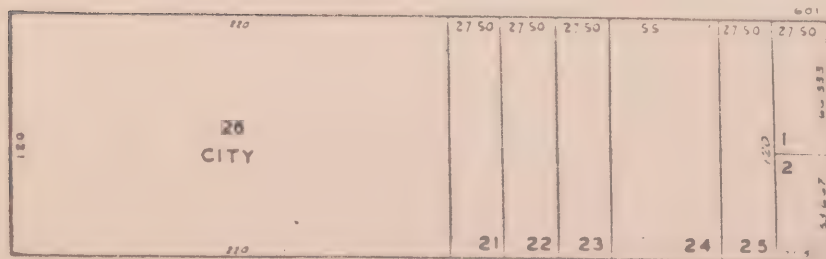
606A-3 room unfurnished @ \$110.00 per month:

606 - 5 room unfurnished @ \$125.00 per month

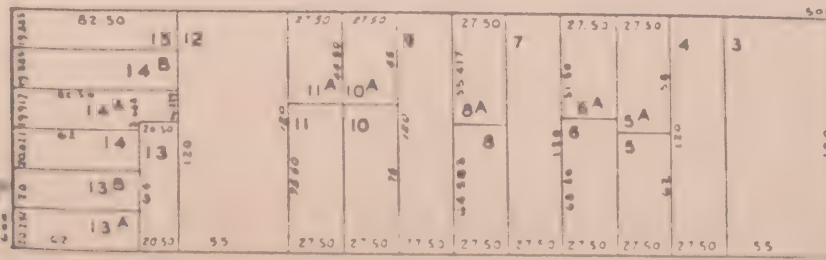
608 - 4 rooms unfurnished @ \$120.00 per month. Owner pays garbage and water.

Field thinks this unit is now worth \$30,000.00.

HAYES



LINDEN



FELL

LAGUNA

Block 814 L t 13 B







Address: 617-627 Buchanan

Type of Improvement: Three story 9 room brick frame building

Improvement Built: 1896 Rental Rate: \_\_\_\_\_

Building Area: 2,700 sq. ft. Rents: \_\_\_\_\_

First Floor 910 sq. ft. \_\_\_\_\_

Second Floor 910 sq. ft. \_\_\_\_\_

Third Floor 880 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Brick foundation with a partial basement, unfinished, with cement floor. Interior walls are rustic with a brick trim. Flat, tar and gravel roof. Interior trim is pine over plaster board. There are 9 rooms with pine floors, 15 fixtures and 2 bathrooms, with a separate toilet. There are 3 fireplaces, 3 gas circulation registers and 9 closets in this dwelling.

Assessed Valuation: \* Land \$ 9,400.00 Improvements \$ 7,700.00

1969-70 Taxes \$ 533.11

Assessed value is 25% of above figures.

Block 819 Lot 14B

# SALES DATA

GRANTOR: Willis Dangerfield and Cecla Dangerfield, his wife

GRANTEE: C. Richard Ogden, a single man

ZONING: San Francisco R-4

RECORDING: Book A957, Page 698, File No. 015994

DATE OF DEED: August 23, 1965 DATE OF RECORDING: 8/24

T.R.S. \$8,26

SALE PRICE: \$23,000.00 P.T. \$10,719.15 to grantors

LAND AREA: 1,641 sq.ft. (10.885' x 82.5') \$5,500.00 - Assumed

UNIT VALUE: \$7,667.00 per unit

CONFIRMED: Mr. Rover - Broker 12/29/69

COMMENTS This is a three unit building which has a party wall.  
The rents are as follows:

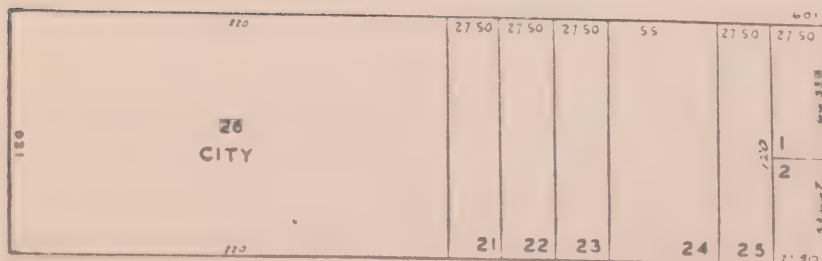
Basement Apartment @ \$90.00 per month unfurnished

First floor flat, 3 rooms @ \$110.00 per month, unfurnished

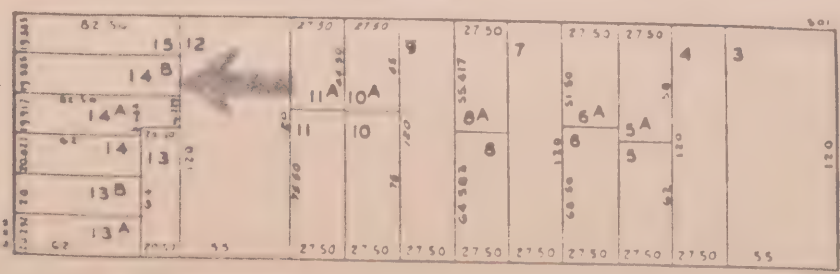
Second floor flat, 4 rooms @ \$120.00 per month, unfurnished.

The owner pays water and garbage. This parcel is currently  
for sale at \$22,000.00.

HAYES



LINDEN



FELL

Block 81 Lot 14









Address: 111 - State Street

Type of Improvement: Two-story wood frame 11 room building

Improvement Built: 1966 Rental Rate: \_\_\_\_\_

Building Area: 2,562 sq. ft. Rents: \_\_\_\_\_

First Floor 1,500 sq. ft. \_\_\_\_\_

Second Floor 1,000 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Basement (Unfinished) 162 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Used as 2 rental flats.

Brick foundation. Full basement with 3 finished rooms, balance unfinished. Cement floors. Exterior walls are rustic with some stucco. Flat, tar and gravel roof. Interior walls are pine over plaster. Some tongue and groove in the basement. There are 8 rooms with hardwood floors, 8 have pine. There are 3 bathrooms, 14 fixtures, and 3 tubs. Gas furnace, 1 fireplace and 7 closets in the building.

Assessed Valuation: \* Land \$ 8,800.00 Improvements \$ 11,700.00

1969-70 Taxes \$ 545.24

\* Assessed value is based on above figures.

Block 21 Lot 5

13,34

FILLMORE		HAYES															WHEELER	
22 <sup>6</sup>	22 <sup>6</sup>	22 <sup>7</sup> / <sub>8</sub>	22 <sup>4</sup> / <sub>8</sub>	22 <sup>4</sup>	25	35	25	25 <sup>2</sup>	24 <sup>10</sup>	25	25	25	25 <sup>1</sup> / <sub>2</sub>	64 <sup>3</sup> / <sub>4</sub>	50 <sup>1</sup>			
30				20									27 <sup>6</sup> / <sub>8</sub>	38 <sup>3</sup> / <sub>8</sub>	37 <sup>6</sup>			
	25	26	27	28	13 <sup>5</sup> / <sub>8</sub>								2	70				
42 <sup>3</sup>	30												24	10 <sup>6</sup> / <sub>8</sub>				
			24										28	4 <sup>6</sup> / <sub>8</sub>				
31 <sup>0</sup>				29	30	31	32	33	34	35	36	37	3	25	25			
21 <sup>0</sup>	81 <sup>1</sup> / <sub>2</sub>	23	10 <sup>0</sup> / <sub>8</sub>	41 <sup>3</sup> / <sub>8</sub>	16	15	14	13	12	11	10		4	30	25			
24 <sup>0</sup>	100												9	82 <sup>6</sup> / <sub>8</sub>	23			
25 <sup>0</sup>	73 <sup>0</sup>	22	25															
25 <sup>0</sup>	100	21	25										6		38			
25	76			17	12 <sup>5</sup> / <sub>8</sub>													
	20				13 <sup>7</sup> / <sub>8</sub>								13 <sup>5</sup> / <sub>8</sub>	7	82 <sup>6</sup> / <sub>8</sub>			
50			75															
76		18		24	25	25	25	25	25	50	25	30			82 <sup>6</sup> / <sub>8</sub>			







Address: \_\_\_\_\_

1935-1936

Type of Improvement: \_\_\_\_\_

Improvement: \_\_\_\_\_

Improvement Date: \_\_\_\_\_

1935

Rent of Site: \_\_\_\_\_

Building Area: \_\_\_\_\_

1,000

sq. ft.

Rents: \_\_\_\_\_

First Floor: \_\_\_\_\_

1,000

sq. ft.

Second Floor: \_\_\_\_\_

1,000

sq. ft.

Third Floor: \_\_\_\_\_

1,000

sq. ft.

\_\_\_\_\_ sq. ft.

\_\_\_\_\_ sq. ft.

## Description of Improvements:

One-story building with no basement. Exterior walls are made of brick. The roof is flat, covered with gravel. Interior walls are made of plaster. The building is on a lot with a front porch. There are 2 fireplaces and 2 gas ranges. The building is in good condition.

Assessed Valuation: \* Land \$ 1,700.00 Improvements \$ 14,000.00

1963-64 Taxes \$ 10,000.00



# SALES DATA

GRANTOR: Charles B. Newman, a single man

GRANTEE: Wm. G. Field and Tina Field, his wife

ZONING: San Francisco R-4

RECORDING: Book B 27, Page 352, File No. 067387

DATE OF DEED: March 8, 1966 DATE OF RECORDING: 3/10/66

I.R.S. \$6.05

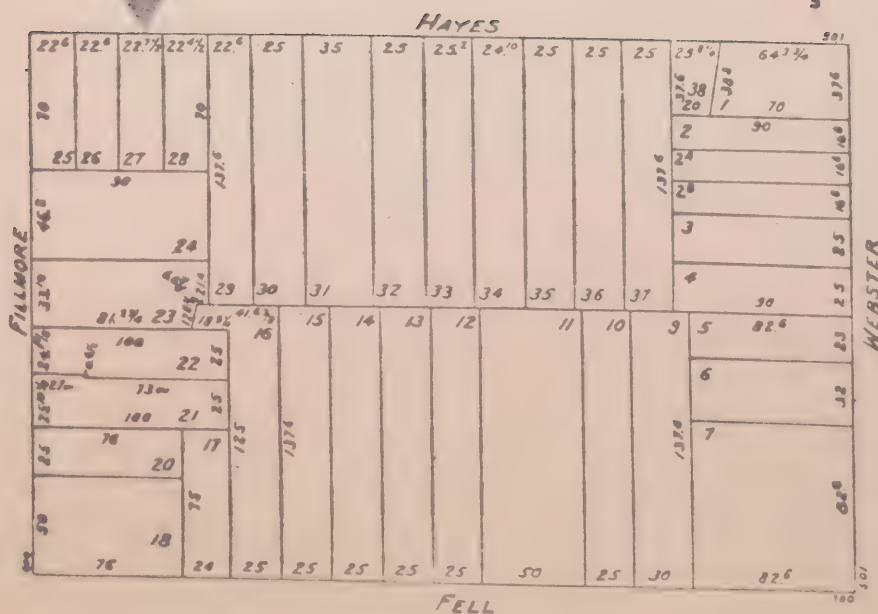
SALE PRICE: \$19,750.00

LAND AREA: 1,582 sq.ft. (22.6' x 70')

UNIT VALUE: \$6,583.00 per unit

CONFIRMED: Mr. Field 12/29/69

COMMENTS: Three flats.



Block 821 Lot 27







Address:

977 Hayes Street

Type of Improvement:

Two story wood frame dwelling with 3 rooms

Improvement Built:

1980

Rental Rate:

Building Area:

2,890 sq. ft.

Rents:

First Floor

1,400 sq. ft.

Second Floor

1,400 sq. ft.

Third Floor

sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Used as Two flats.

Brick foundation with a full unfinished basement. Exterior walls are rustic with plain trim. Flat, tar and gravel, roof. Interior trim is pine over plaster walls with 10 pine floors. Two bathrooms, 14 fixtures, 2 stoves. There is a gas furnace and also 7 closets.

Assessed Valuation:

\* Land

\$ 9,500.00

Improvements

\$ 1,900.00

1969-70 Taxes

\$ 500.00



\*Assessed value is 25% of above figures.

Block

201

100

20-1

# SALES DATA

\$ 6 40

GRANTOR: Chayde Inc., a California Corporation

GRANTEE: William G. Field and Tina Field, his wife

LOCATION: San Francisco R-4

RECORDING: Book B146, Page 874, File No. P63252

DATE OF DEED: May 26, 1967

DATE OF RECORDING: 5/26/67

S.T.S. \$22,100

SALE PRICE: \$29,000.00

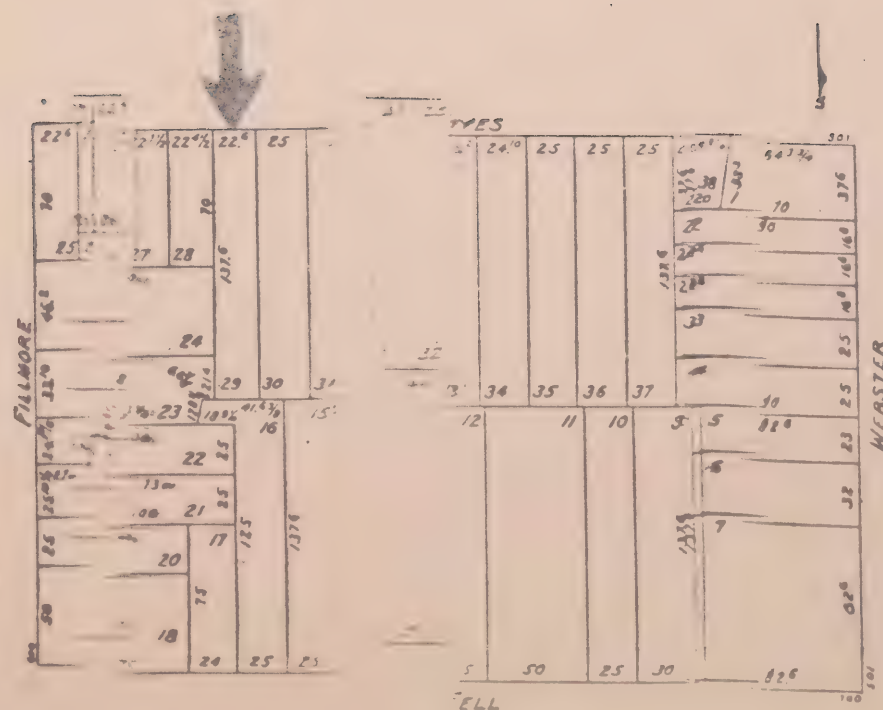
D.T. \$26,500.00 to Solomo Savings and Loan Association

LAND AREA: 3,094 sq.ft. (22.5' x 137.5')

UNIT VALUE: \$10,000.00 per unit

CONFIRMED: Mr. Field 12/29/69

COMMENTS: Two flats.



Block 821 Lot 29-1









Address: 847-49-51 Hayes Street

Type of Improvement: Three Story wood frame 20 room dwelling

Improvement Built: 1900 Rental Rate: \_\_\_\_\_

Building Area: 6,310 sq. ft. Rents: \_\_\_\_\_

First Floor 2,170 sq. ft. \_\_\_\_\_

Second Floor 2,170 sq. ft. \_\_\_\_\_

Third Floor 2,170 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

# Improvement Description:

Used as 3 flats.

Building has a brick foundation with a flat roof. The exterior walls are rustic with plain trim and has a flat, tar and gravel roof with the interior of the building having pine over plaster walls. Rooms contain 20 pine floors, 6 bathrooms, 21 fixtures, 3 tubs, 3 built-in showers, 2 metal showers, 3 separate toilets, gas circulating heater, 6 electrical outlets, 6000 watts and 14 closets.

Assessed Valuation: Land \$ 10,300.00 Improvements \$ 14,200.00

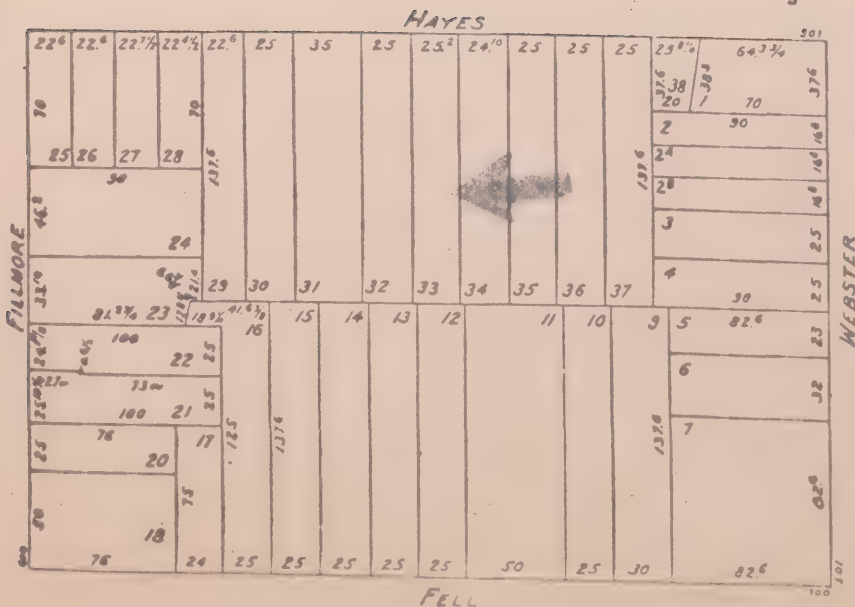
1969-70 Taxes \$ 752.76

\*Assessed value is 25% of above figures.

Note: At one time this was used for housekeeping units but in 1961 was located by the Suburban dept. to be converted back to 3 housekeeping units. Block 321 lot 31



MIC: Book B190, Page 95d, Line No. 025458  
 DATE OF DEED: November 2, 1967 DATE OF RECORDING: 11, 1967  
 I.R.S. \$8.20  
 SALE PRICE: \$26,745.00 D.T. \$20,000.00 - Assum  
 LAND AREA: 3.458 sq.ft. (25.2' x 137.5')  
 UNIT VALUE: \$8,915.00 per unit (\$4.11 per sq.ft. building inclu  
 CONFIRMED: Miss Storey 12/27/69  
 COMMENTS: This dwelling is used as 3 flats renting as follows:  
 Unfurnished - 4 room flat @ \$85.00 per month, 5 room flat @ \$100.00 p  
 and 6 room flat @ \$110.00 per month. Owner pays only water.



Block 821 Lot 3-1







Address: 649-651 - 653 Fillmore

Type of Improvement: 3 story, 19 room wood frame three flat legal apartment building

Improvement Built: 1898 Rental Rate: \_\_\_\_\_

Building Area: 4,650 sq. ft. Rents: \_\_\_\_\_

First Floor 1,900 sq. ft. \_\_\_\_\_

Second Floor 1,825 sq. ft. \_\_\_\_\_

Third Floor 1,825 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood siding exterior over concrete foundation. Partial basement, five rooms finished, concrete floors. There is a gabled roof with composition shingles. Interior walls are plaster. Rooms have pine floors. There is 5 bathrooms with 18 fixtures and 5 tubs. Also rooms have 12 closets.

Assessed Valuation: \* Land \$ 8,500.00 Improvements \$ 7,600.00

1969-70 Taxes \$ 488.00

\*Assessed value is 25 % of above figures

Block 222 Lot 1

3/F  
\$ 847 #

# SALES DATA

GRANTOR: Richard T. Howard Jr. and Zelma L. Howard, his wife

GRANTEE: Joseph Fuentes and Lorraine Fuentes, his wife

ZONING: San Francisco R-4

RECORDING: Book A911, Page 965, File No. N92414

DATE OF DEED: April 17, 1965 DATE OF RECORDING: 4/28/65

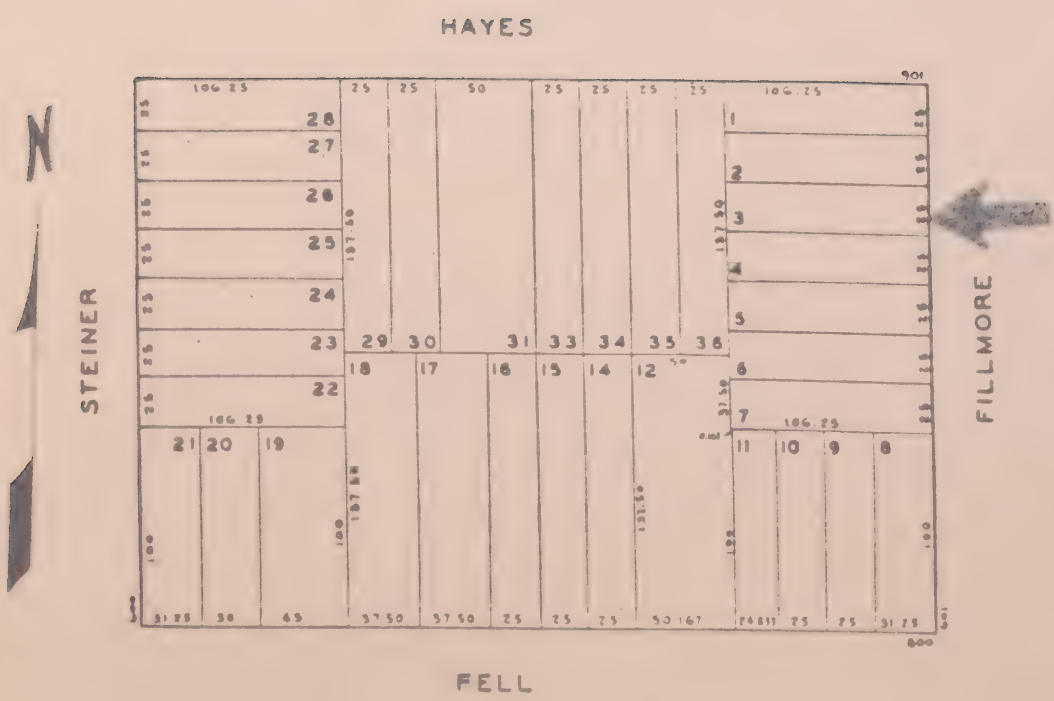
SALE PRICE: \$22,500.00 D.T. \$18,000.00 to American Savings and Loan Association of California

LAND AREA: 2,656 sq.ft. (25' x 106.25')

UNIT VALUE: \$7,500.00 per unit (\$4.84 per sq.ft. of building including land)

CONFIRMED: Mr. Fuentes 12/29/69

COMMENTS: No rents were available for time of sale.



Block 822 Lot 3





# SALES DATA

# 823

GRANTOR: Joseph Fuentes and Lorraine Fuentes, his wife

GRANTEE: Harvey V. Berneking, a single man

ZONING: San Francisco R-4

RECORDING: Book B107, Page 333, File No. P33235

DATE OF DEED: December 29, 1966 DATE OF RECORDING: 12/30/66

I.R.S. \$4.85

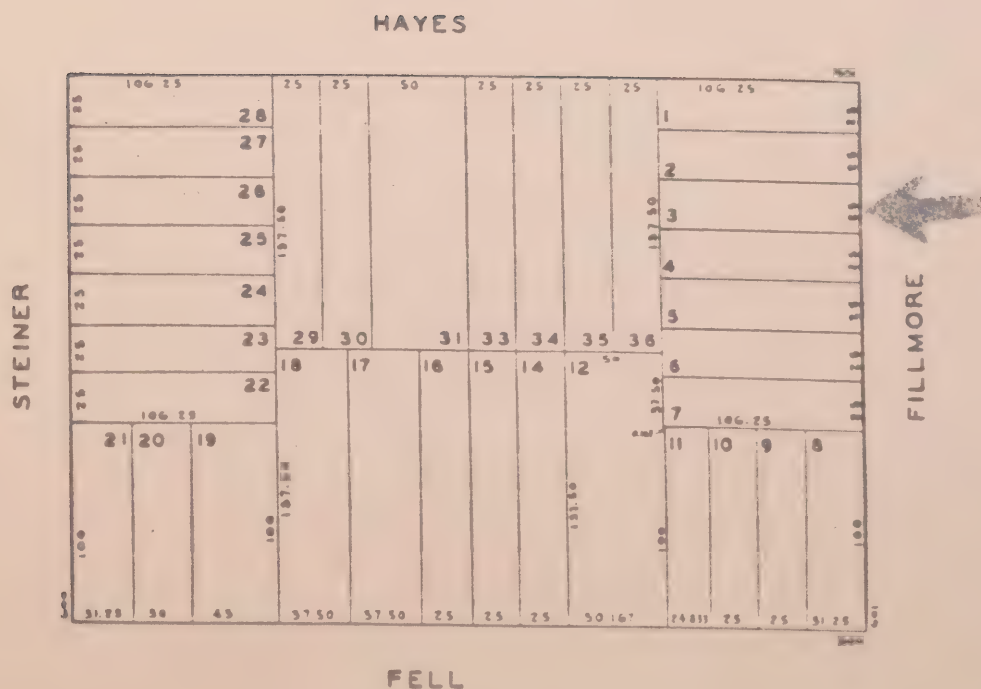
SALE PRICE: \$21,850.00 D.T. \$18,000.00 - assumed

LAND AREA: 2,656 sq.ft. (25' x 106.25')

UNIT VALUE: \$7,283.00 per unit

CONFIRMED: Mr. Joseph Fuentes and Mr. Harvey Berneking 12/29/69

COMMENTS: In addition to the above sale price, the grantee paid approximately \$1,000.00 in closing cost. When this parcel was sold, it had 3 illegal units but the grantee was able to get it approved and there are three legal units now which rent from \$100.00 per month on the bottom floor, \$150.00 per month for middle floor and \$185.00 per month for the upper floor. The owner pays water and garbage.







Address: \_\_\_\_\_

Assessor's Name: \_\_\_\_\_

Type of Improvement: \_\_\_\_\_

Three story, 17 room wood frame flat building

Improvement Built: \_\_\_\_\_

Rental Rate: \_\_\_\_\_

Building Area: \_\_\_\_\_

4,800 sq. ft.

Rents: \_\_\_\_\_

First Floor \_\_\_\_\_

1,800 sq. ft.

Second Floor \_\_\_\_\_

1,000 sq. ft.

Third Floor \_\_\_\_\_

1,000 sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Exterior has wood siding over concrete foundation. Flat roof with composition shingles and interior walls being plastered. Building contains nine floors with 3 bathrooms of 15 fixtures. 31 doors and also has 11 closets.

Assessed Valuation: \* Land

\* Land

\$ 8,500.00

Improvements

\$ 2,000.00

1969-70 Taxes

\$ 542.96



\*Assessed value is 25% of above figures.

Block

8

10

11



# SALES DATA

\$ 9 - 27 中

GRANTOR: Serapio S. Dionisio and Mercedes M. Dionisio, his wife

GRANTEE: Fred Koopman, a single man

ZONING: San Francisco R-4

RECORDING: Book B208, Page 641, File No. 038514

DATE OF DEED: January 8, 1968

DATE OF RECORDING: 1/15/68

SALE PRICE: \$25,000.00

D.T.. \$10,101.51 to grantors

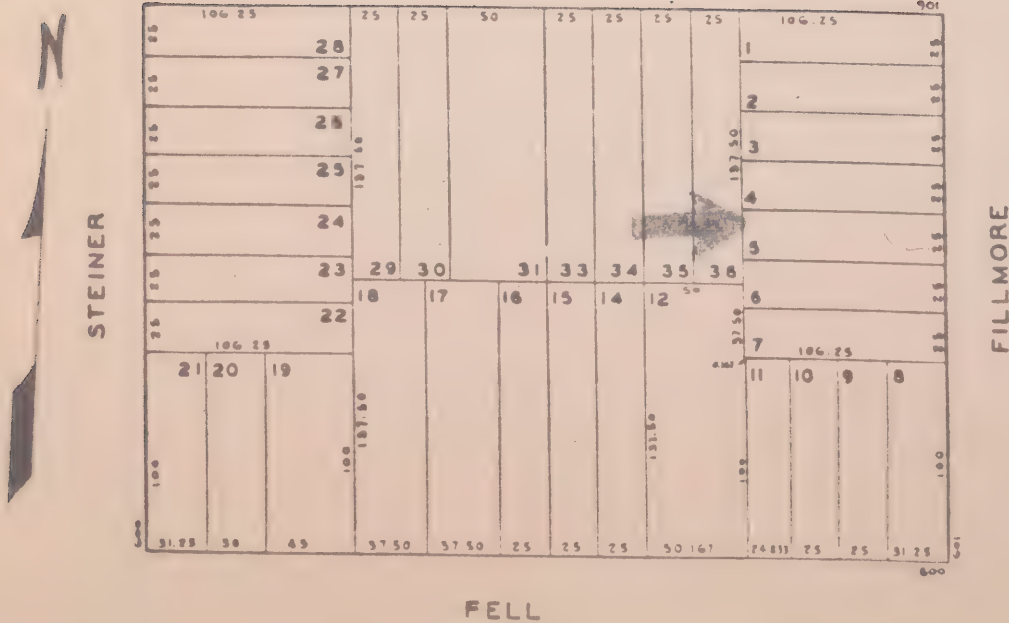
LAND AREA: 2,656 sq.ft. (25' x 106.25')

UNIT VALUE: \$8,333.00 per unit (\$5.21 per sq.ft. building)

CONFIRMED: Mr. Koopman County Record 1/21/70

COMMENTS: 3 flat dwelling.

HAYES



Block 822 Lot 5





Address: 844-46-48 Well Street

Type of Improvement: Three story, 30 room wood frame, 3 flat and independent units

Improvement built: 1903 Rental Rate: \_\_\_\_\_

Building Area: 3,015 sq. ft. Rents: \_\_\_\_\_

First Floor 1,515 sq. ft. \_\_\_\_\_

Second Floor 1,015 sq. ft. \_\_\_\_\_

Third Floor 1,815 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Wood siding exterior over concrete foundation. 2nd story with unfinished cement floors. Flat, tar and gravel roof. Exterior walls are plaster. Rooms contain pine floors. 3 baths with 16 fixtures, also 7 tubs and 6 separate toilets. There is 1 circulating hallway and 2 fireplaces. Rooms have 21 closets but bathrooms are empty.

Assessed Valuation: \* Land \$ 12,200.00 Improvements \$ 10,200.00

1944-75 Taxes \$ 745.04



3/F

8/11/35

# SALES DATA

GRANTOR: Gianni C. Pasini and Virginia F. Pasini, his wife

GRANTEE: James Chester and Kiyoe Chester, his wife

ZONING: San Francisco R-4

RECORDING: Book B104, Page 341, File No. P30981

DATE OF SALE: December 15, 1966 DATE OF RECORDING: 12/16/66

SALE PRICE: \$44,000

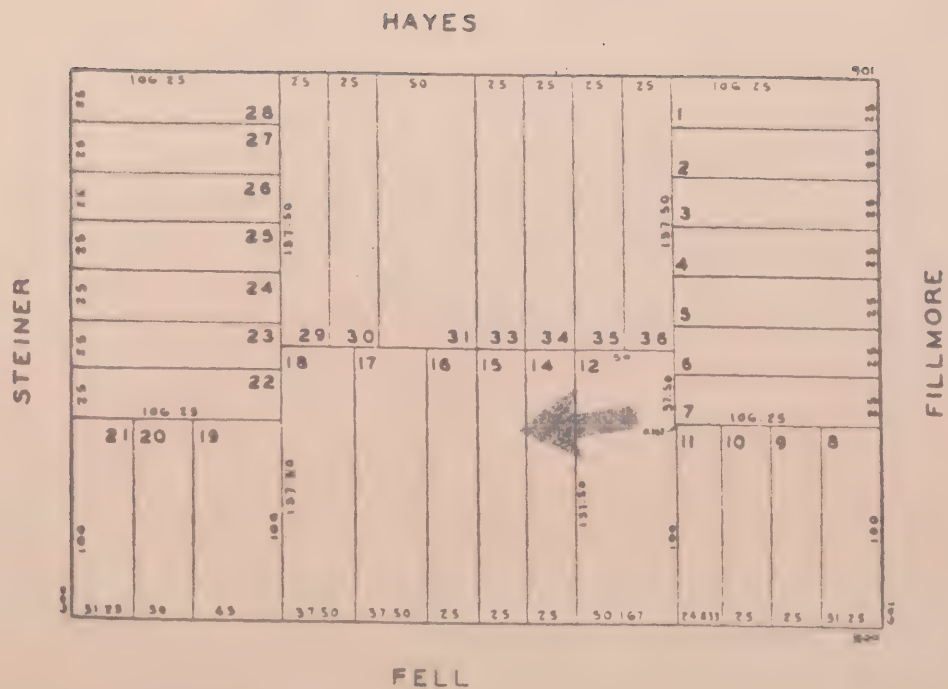
SALE PRICE: \$40,000.00 D.T. \$30,000.00 to Eureka Federal

LAND AREA: 3.33 sq. ft. (22' x 137.5') 33,000.00 sq. ft.

UNIT VALUE: \$13,333.00 per unit

CONFIRMED: M. J. Pasini, Jr. 12/31/69

COMMENTS: Three flats rented for \$140. to \$160. per month at time of sale.











Address: 417-419 Hayes St.

Type of Improvement: three story 21 unit wood frame 3 flat apt. building

Improvement Built: 1900 Rental Rate: \_\_\_\_\_

Building Area: 5,250 sq. ft. Rents: \_\_\_\_\_

First Floor 1,750 sq. ft. \_\_\_\_\_

Second Floor 1,750 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood siding exterior over brick foundation. Partial basement, unfinished, cement floors, and space for parking two cars. Gabled roof with Pabco roofing material. Interior walls are plaster and floors are all pine. There are 3 bathrooms, 2 fixtures, 3 tubs and 3 separate toilets. 3 circulating heaters, 6 fire place porches and 10 closets are in this building.

Assessed Valuation: \* Land \$ 10,200.00 Improvements \$ 14,700.00

1969-70 Taxes \$ 765.04

\* Assessed value is 25% of above figures.

Block 822 Lot 34

# SALES DATA

\$ 960

GRANTOR: Ella Webb, a widow

GRANTEE: John S. Foggy and Georgia M. Foggy, his wife

ZONING: San Francisco R-4

RECORDING: Book B 43, Page 158, File No. 079090

DATE OF DEED: April 14, 1966 DATE OF RECORDING: 4/22/66

I.R.S. \$35.20

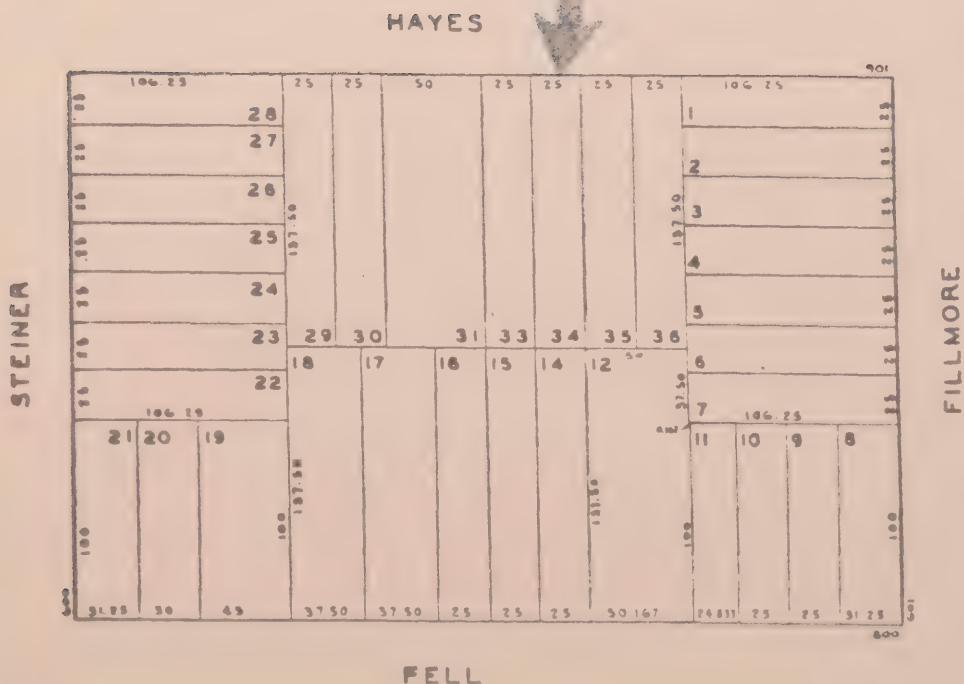
SALE PRICE: \$32,000.00 D.T. \$22,400.00 to Lytton Savings and Loan Association  
\$5,600.00 to grantor

LAND AREA: 3,437 sq.ft.

UNIT VALUE: \$10,667.00 per unit (\$6.10 per sq. ft. of bldg. inc. land.)

CONFIRMED: Mrs. Foggy 12/29/69

COMMENTS: Three flats that rent for about \$120.00 each, unfurnished, with owner paying water only.











Address: 430 Hayes Street

Type of Improvement: 2 story - 11 room wood frame 2 flat apartment building

Improvement Built: 1909 Rental Rate: \_\_\_\_\_

Building Area: 3,810 sq. ft. Rents: \_\_\_\_\_

First Floor 1,905 sq. ft. \_\_\_\_\_

Second Floor 1,905 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood siding exterior over brick foundation. Full basement unfinished cement floors, gabled roof covered with Palco asbestos shingles. Interior walls are plywood, rooms consist of 6 hardwood, 5 pine floors with 2 bathrooms containing 10 fixtures and 2 tubs. There are two gas fired furnaces, 2 fireplaces, 2 porches and 10 closets.

Assessed Valuation: \* Land \$ 10,200.00 Improvements \$ 14,300.00

1969-70 Taxes \$ 600.58

\*Assessed value is 25% of above figures

Block 822 Lot 36

N







Address: 942-944 Fell Street

Type of Improvement: Two story wood frame 13 room dwelling

Improvement Built: 1907 Rental Rate:                     

Building Area: 3,760 sq. ft. Rents:                     

First Floor 1,880 sq. ft.                     

Second Floor 1,880 sq. ft.                     

Third Floor                      sq. ft.                     

                     sq. ft.                     

                     sq. ft.                     

Improvement Description:

Used as 2 flats.

Building has a concrete foundation with a full unfinished basement having a cement floor with room for parking one car and exterior walls of rustic with plain trim. Flat, tar and gravel roof and interior trim is pine over plaster walls. Rooms contain 13 pine floors, 13 fixtures in 2 baths, with 2 tubs and 2 separate toilets, 2 circulating gas heaters, 2 fireplaces and 8 closets.

Assessed Valuation: \* Land \$ 11,500.00 Improvements \$ 12,400.00

1969-70 Taxes \$ 734.32

\*Assessed value is 25% of above figures.

Block 823 Lot 10









Address: 441 - 443 Oak Street

Type of Improvement: Two story wood frame, 12 units dwelling

Improvement Built: 1880 Rental Rate: \_\_\_\_\_

Building Area: 3,270 sq. ft. Rents: \_\_\_\_\_

First Floor 1,040 sq. ft. \_\_\_\_\_

Second Floor 1,040 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

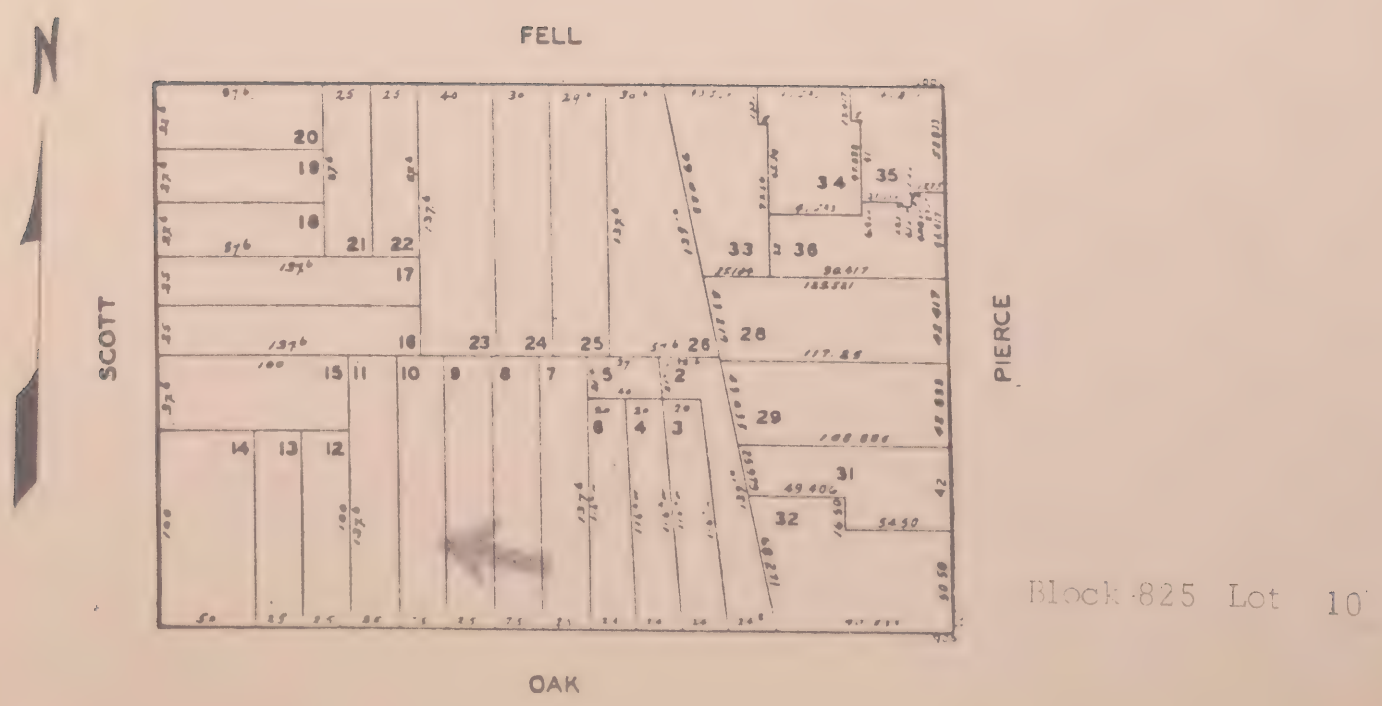
\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Assessed Valuation: \* Land \$ 11,100.00 Improvements \$ 2,100.00

1969-70 Taxes \$ 820.84











Address: 437-439-441 Webster Street

Type of Improvement: 3 story 18 room wood frame, 3 flat building

Improvement Built: 1908 Rental Rate: \_\_\_\_\_

Building Area: 4,266 sq. ft. Rents: \_\_\_\_\_

First Floor 1,422 sq. ft. \$135.00 per month each

Second Floor 1,422 sq. ft. X 3 = \$405.00

Third Floor 1,422 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. G.R.M. - 7.0

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood siding exterior over concrete foundation comprises this building. There is a partial basement with cement floor used for storage only. Flat, ~~flat~~ gravel roof, interior walls of plaster, 2 paneled and 3 beamed ceiling make up building. Rooms consist of 13 hardwood floors, 5 pine floors, 3 bath-rooms with 22 fixtures and 3 tubs, w separate toilets. There is no furnace but four circulating heaters and 6 fireplaces, 8 wallbeds and no closet.

Assessed Valuation: Land \* \$ 11,300.00 Improvements \$ 16,000.00

1969-70 Taxes \$ 838.78

\*Assessed value is 25% of above figures.

Block 828 Lot 2

# DATA

GRANTOR: Edith White

GRANTEE: Earl D. Gage and Gertrude E. Gage, his wife, 1/2 interest and Leonard C. Gage and Barbara J. Gage, his wife, an undivided 1/2 interest

LOCATION: San Francisco R-4

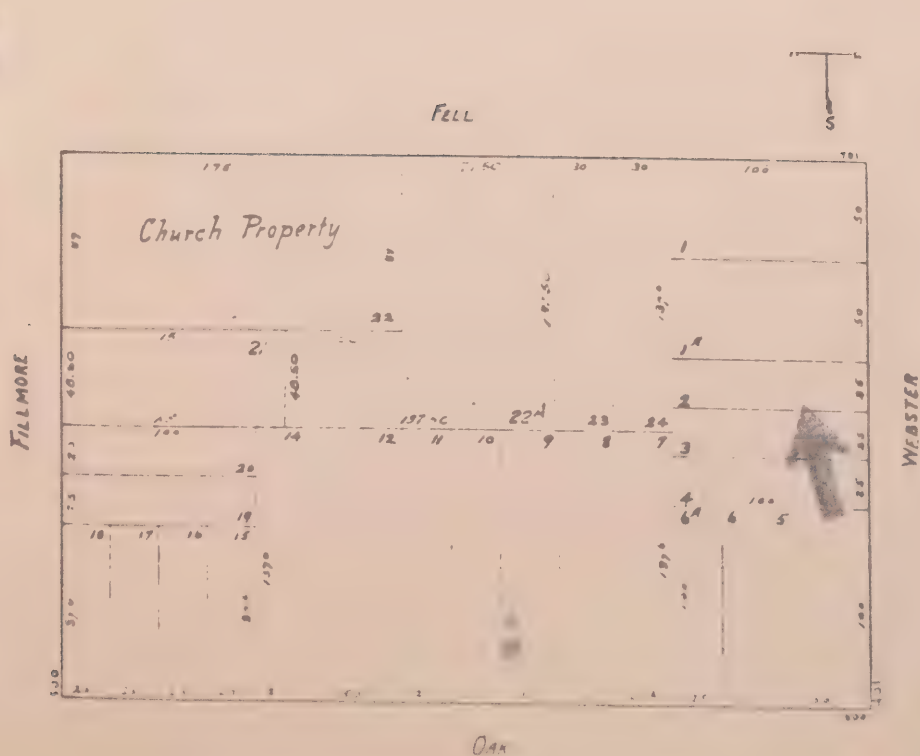
RECORDING: Book A953, Page 619, File No. 012832

DATE OF RECORD: August 11 1955 DATE OF EXCHANGE: 8/12/55

SALE PRICE: \$34,000.00 D.T. \$29,000.00 to grantor

UNIT VALUE: \$11,333.00 per unit (\$7.97 per sq.ft. building including land)

COMMENTS: Three flats rented for \$135.00 per month unfurnished. Owner pays water.



Block 828 Lot 2







Address: 630-432-634 Oak Street

Type of Improvement: Three story 21 room wood frame three flat apartment building

Improvement Built: 1908 Rental Rate: \_\_\_\_\_

Building Area: 5,182 sq. ft. Rents: \_\_\_\_\_

First Floor 1,094 sq. ft. 1 - \$125. per month

Second Floor 1,094 sq. ft. 2 - \$200. per month

Third Floor 1,094 sq. ft. 3. Owner

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Wood siding exterior over concrete foundation. Building consist of full basement unfinished with cement floors and space to park one car. Gabled and flat roof covered with tar and gravel roofing. Interior walls plaster. Pine floors make up the rooms with three bathrooms containing 15 fixtures, 3 tubs, 3 separate toilets, gas gas fired circulating heaters, six fireplaces, 15 closets and terrazzo steps.

Assessed Valuation: Land \$ 14,300.00 Improvements \$ 13,900.00

1969-70 Taxes 1 16.18



# SALES DATA

3/F  
# 727

GRANTOR: Mary W. Bettencourt, a widow

GRANTEE: Earl James De Sha and Eloise De Sha, his wife

ZONING: San Francisco R-3

RECORDING: Book B339, Page 255, File No. R63132

DATE OF DEED: May 20, 1969

DATE OF RECORDING: 5/23/69

\$33.00

LAND AREA:

4.123 acres

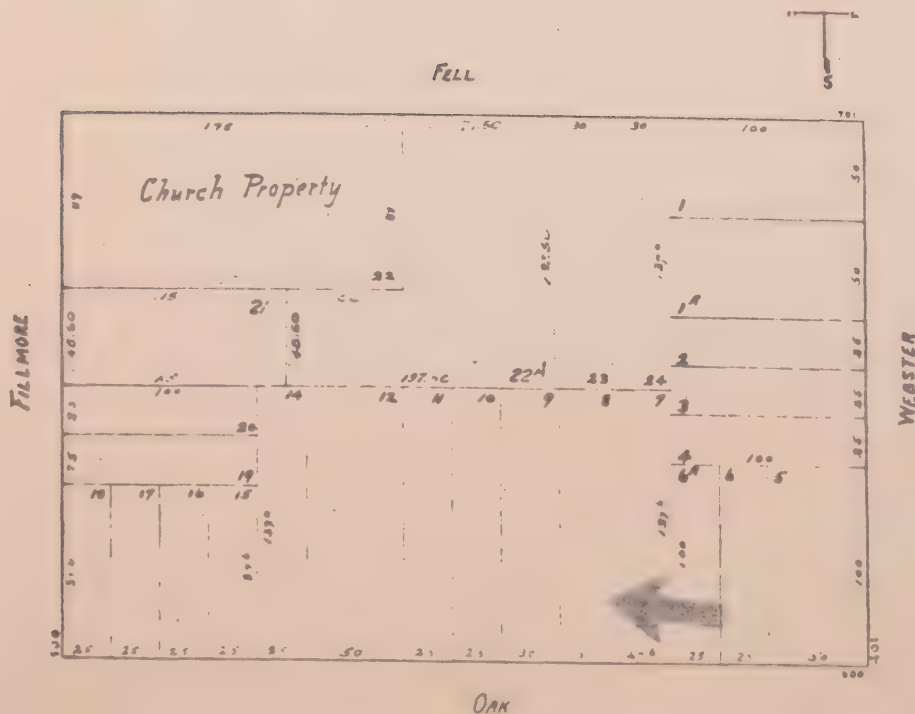
UNIT VALUE:

\$10,000.00 per unit

CONFIRMED:

Mr. De Sha 1/1/70

Three units with owner occupying the lower flat. The middle flat is rented for \$200.00 per month on a 1 year lease that was paid in advance. The upper flat is rented for \$125.00 per month. This tenant has lived in this building. Grantee was tenant of building and his sister-in-law sold him the building. He received the commission and with the rent in advance, he was able to buy with nothing down.



Block 828 Lot 8









Address: 638-640-642 Oak Street

Type of Improvement: Three story 13 room wood frame three flat apartment unit building

Improvement Built: 1910 Rental Rate: \_\_\_\_\_

Building Area: 5,430 sq. ft. Rents: \_\_\_\_\_

First Floor 1,800 sq. ft. \_\_\_\_\_

Second Floor 1,800 sq. ft. \_\_\_\_\_

Third Floor 1,830 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Wood siding exterior with brick trim over concrete foundation walls up the building. partial interior unfinished with cement floors. Flat, tar and gravel roof. The interior walls is plastered. Rooms consist of 10 hardwood pine floors, 2 bathrooms with 13 fixtures, 3 tubs, 3 separate toilets, gas heating unit, 6 fireplaces, 15 closets, terrace steps and also has brick veneer trim on the front of building.

Assessed Valuation: Land \$ 14,200.00 Improvements \$ 17,000.00

1969-70 Taxes \$ 361.00

\*Assessed value is 25% of survey figures.

Block 988 Lot 0

# SALES DATA

GRANTOR: Edward J. Jennings, Conservator of the Person and Estate of Catherine Monaghan, conservatee

GRANTEE: Thomas J. Bowe, a single man

ZONING: San Francisco R-4

RECORDING: Book 150, Page 31, File No. P65470

DATE OF DEED: May 26, 1967 DATE OF RECORDING: 6/8/67

I.R.S. \$34.65

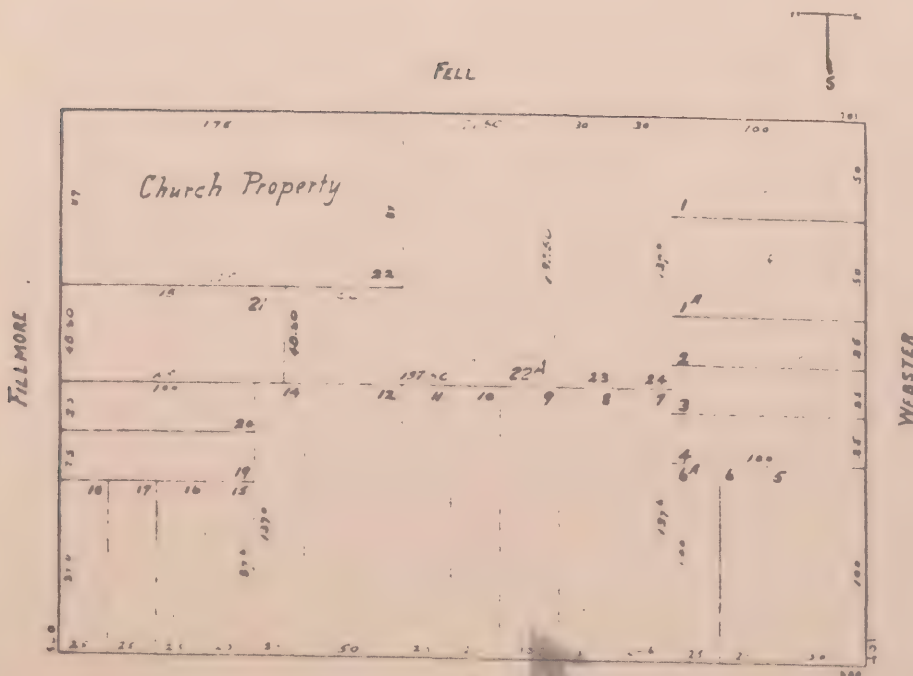
SALE PRICE: \$31,500.00

LAND AREA: 4,125 sq.ft. (30' x 137.5')

UNIT VALUE: \$10,500.00 per unit

CONFIRMED: Superior Court 6/2/67

COMMENTS: Thomas J. Bowe, a single man granted realty to The Roman Catholic Welfare Corporation of San Francisco by deed dated 5/26/67 and recorded 6/8/67 in Book B150, Page 32, File No. P65471 - No I.R.S. affixed.











Address: 548-570-572 Oak Street

Type of Improvement: 3 story 15 rooms wood frame 3 fl. apartment building

Improvement Built: 1905 Rental Rate: \_\_\_\_\_

Building Area: 4,350 sq. ft. Units: \_\_\_\_\_

First Floor 1,630 sq. ft. \_\_\_\_\_

Second Floor 1,650 sq. ft. \_\_\_\_\_

Third Floor 1,050 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Veneer stucco exterior over concrete foundation with partial basement. Unimproved partly wood floor and partly cement floor. Flat, tar and gravel, roof with exterior walls of plaster. Rooms consist of 12 hardwood, 2 pine floors, 3 kitchens, 15 bedrooms and 3 baths; 3 separate toilets, one third corner of fireplace, 15 closets and terrazzo steps. There is a cement retaining wall.

Assessed Valuation: Land \$ 21,000.00 Improvements \$ 10,500.00

1969-70 Taxes \$ 1,554.66

\*Assessed value is 25% of above figures.

Block 328 Lot 1A

# 10.18









Address: 677-681 Fell Street

Type of Improvement: three story, 18 room wood frame dwelling.

Improvement Built: 1912 Rental Rate: \_\_\_\_\_

Building Area: 4,590 sq. ft. Rents: \_\_\_\_\_

First Floor 1,530 sq. ft. \_\_\_\_\_

Second Floor 1,530 sq. ft. \_\_\_\_\_

Third Floor 1,530 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Concrete foundation with a full basement, with a cement floor, it is partially finished and partially unfinished. Exterior walls are rustic with plain trim, on three sides - permanent stone on the other side. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 18 rooms with pine floors, 18 fixtures in 3 bathrooms. There are 3 gas circulating heaters and 3 porches and 14 closets in this building.

Assessed Valuation: Land \$ 10,200.00 Improvements \$ 15,800.00

1969-70 Taxes \$ 798.84

\*Assessed value is 25% of above figures

Block 379 Lot 20









Address:

507 Fell St.

Type of Improvement:

two-story wood frame dwelling - 10 rooms

Improvement Built:

1895

Rental Rate:

Building Area:

7,192 sq. ft.

Rents:

First Floor

,096 sq. ft.

Second Floor

,096 sq. ft.

Third Floor

sq. ft.

sq. ft.

sq. ft.

## Improvement Description:

Brick foundation with a full, unfinished, concrete floor basement with room for parking one car. Exterior walls are rusted with a stucco front, plain tile. Gabled, shingle roof. Interior is pine over plaster. There are 10 rooms with pine floors. There are 2 bathrooms, 8 firsts, and 2 tubs. 2 circulating heaters.

Assessed Valuation:

\* Land

\$ 2,00.00

Improvements

\$ 4,000.00

1969-70 Taxes

\$ 420.92



\* Assessed value is 25% of above figure.

Block 829

Lot

10

2/F

\$ 1456 45

# SALES DATA

GRANTOR: James S. Kane, a single man

GRANTEE: Ronald S. Pouliot, a single man and Larry G. Cowan, a single man

ZONING: San Francisco R-4

RECORDING: Book B222, Page 869, File No. 049215

DATE OF DEED: March 5, 1968 DATE OF RECORDING: 3/8/68

I.R.S. \$28.05 D.T. \$18,000.00 to S.F. Federal

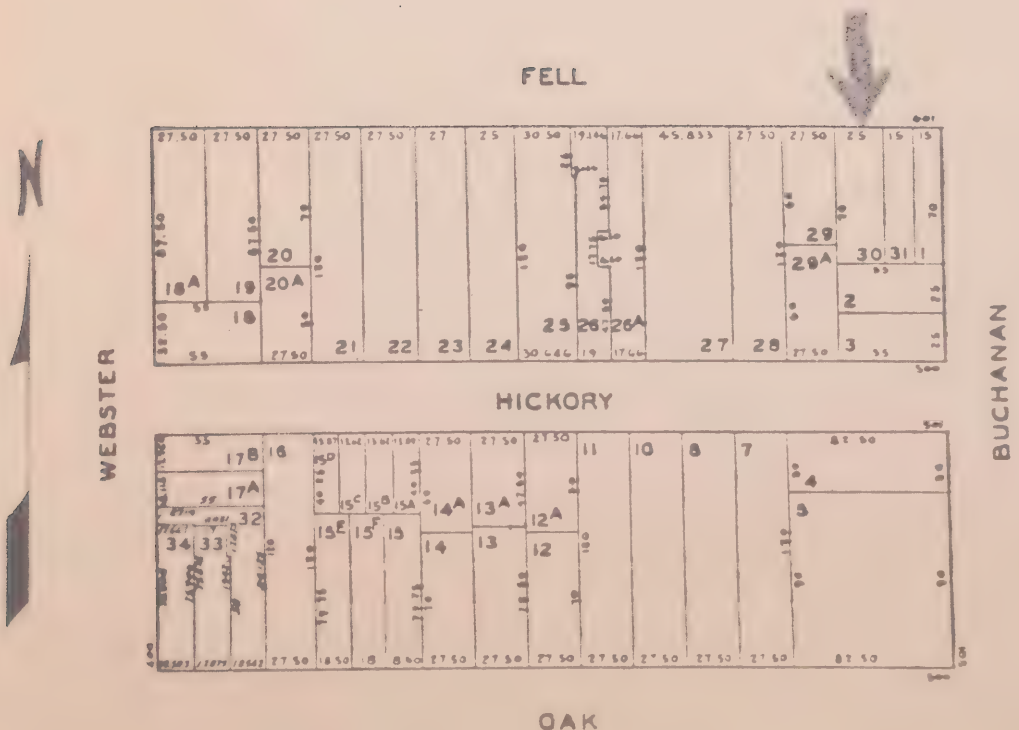
SALE PRICE: \$25,500.00

LAND AREA: 1,750 sq.ft.

UNIT VALUE: \$12,750.00 per unit (\$11.63 per sq. ft. of Bldg.)

CONFIRMED: Mr. Cowan 1/5/70

COMMENTS: This is a 2 flat dwelling with the downstairs flat renting for \$130.00, which is a one bedroom. The upper flat, unfurnished, two bedroom is renting for \$160.00. Owner pays all utilities.



Block 829 Lot 30









Address: 525 1st St. (1969)

Type of Improvement: Garage

Improvement Built: \_\_\_\_\_ Rental Rate: \_\_\_\_\_

Building Area: \_\_\_\_\_ sq. ft. Rents: \_\_\_\_\_

First Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Second Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood frame garage. concrete foundation with cement floor, no basement. Exterior walls are corrugated tin. Flat, tar and gravel roof. Interior trim is plain, with tin exposed. No bathroom and no other data.

Assessed Valuation: \* Land \$ 4,300.00 Improvements \$ 600

1969-70 Taxes \$ 150.54

\* Assessed value is 25% of above figures.

Block 830 Lot 27A  
(page 2 of 2)



Address: 415 - 417 Lag St (F-1)

Type of Improvement: two story 10 room wood frame dwelling

Improvement Built: 190 (approx.) Rental Rate: \_\_\_\_\_

Building Area: 2,950 sq. ft. Rents: \_\_\_\_\_

First Floor 1,130 sq. ft. \_\_\_\_\_

Second Floor 1,190 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

garage 560 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Brick foundation, partial basement, unfinished with cement floor. Exterior walls are wood with plain trim, Flat, tar and gravel roof. Interior trim is pine over plaster walls. All pine floors. There are 10 fixtures: 2 bathrooms, gas circulating heaters, and 6 closets in this building.

Assessed Valuation: \* Land \$ 16,700.00 Improvements \$ 10,800.00

1969-70 Taxes \$ 341.02



\* Assessed value is 25% of above figures.











Address: 535- 537 Fell Street

Type of Improvement: two story 11 room wood frame two flat apartment unit building.

Improvement Built: 1890 Rental Rate: \_\_\_\_\_

Building Area: 5,174 sq. ft. Rents: \_\_\_\_\_

First Floor 1,587 sq. ft. \_\_\_\_\_

Second Floor 1,587 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood siding exterior over brick foundation. Full basement, unfinished, with \_\_\_\_\_ floor and space for parking two cars. Flat, tar and gravel roof. Interior walls are plaster. There are pine floors, 2 bathrooms, 10 fixtures, 2 tubs, 2 circulating air gas heaters, 2 fire places and 6 closets in this building.

Assessed Valuation: \* Land \$ 10,200.00 Improvements \$ 10,200.00

1969-70 Taxes \$ 316.18

\* Assessed value is 25% of above figures.

Block 310 Lot 25

# SALES DATA

GRANTOR: I, Vinna Oedekoven, a single woman

GRANTEE: James Linder and Helen Linder, his wife

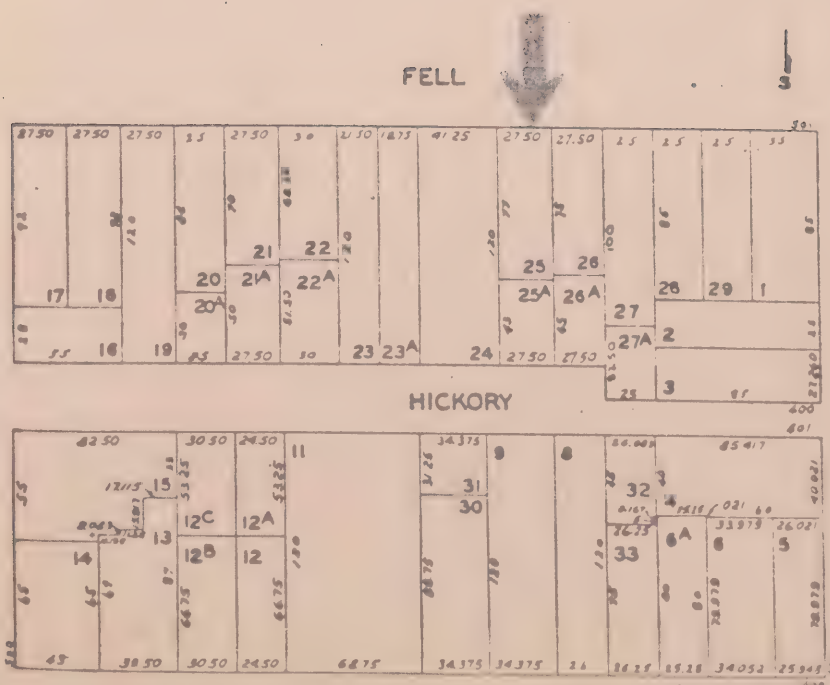
ZONING: San Francisco R-4

RECORDING: Book A889, Page 995, File No. N75024

DATE OF DEED: March 5, 1965 DATE OF RECORDING: 3/5/65

I.R.S. \$30.80

PRICE: \$28,000.00 D.T. \$22,000.00 to City  
Savings and Loan Associ  
AND AREA: 2,063 sq.ft. \$1,330.00 to Charles W.  
UNIT VALUE: \$14,000.00 per  
CONFIRMED: Charles Mosser (Phillips Realty)  
COMMENTS: Two flats - each with 5 rooms (3 bedroom). Rents were  
\$90.00 and \$100.00 per month.



Block 830 Lot 25









Address: 200-27 1/2 Oak Street

Type of Improvement: Two story, 11 room wood frame apartment building

Improvement Built: 1895 Rental Rate: \_\_\_\_\_

Building Area: 4,074 sq. ft. Rents: \_\_\_\_\_

First Floor 1,387 sq. ft. \_\_\_\_\_

Second Floor 1,387 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Enclosed Porch: 100 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Wood siding exterior over brick foundation, full unfinished basement, cement floors and space to park one car with flat tar and gravel roof and the interior walls being plaster help to make up building. Rooms have pine floors, also, 2 bathrooms, 2 figures in the house, two tubs, 2 gas fired circulating heaters, two fireplaces, two enclosed porches and no closets.

Assessed Valuation: Land \$ 15,800.00 Improvements \$ 14,000.00

1969-70 Taxes \$ 528.00

\*Assessed value is 25% of above figures.

Block 832 Lot 11

# SALES DATA

GRANTOR: Myrtle Laten, as her separate property

GRANTEE: Paul Richard Etter, aka, Paul R. Etter, a single man

ZONING: San Francisco C-2

RECORDING: Book B286, Page 96, File No. R23829

DATE OF DEED: October 24, 1968 DATE OF RECORDING: 11/1/68

S.11.8. \$26.95

SALE PRICE: \$24,500.00 D.T. \$22,100.00 to grantor

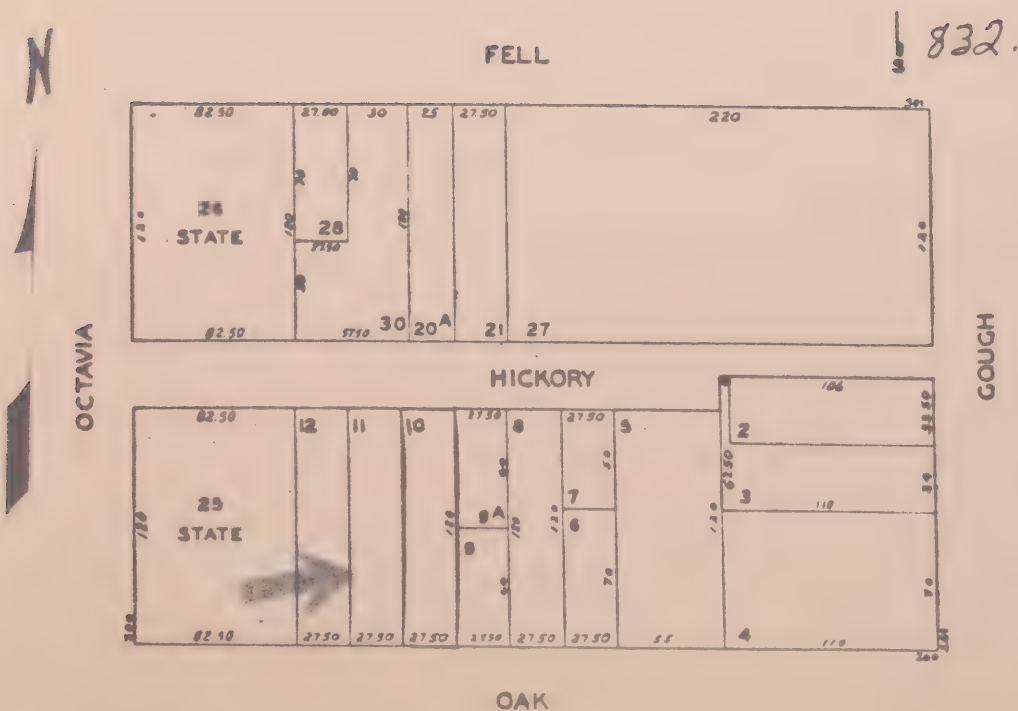
LAND AREA: 3,300 sq.ft. (27.5' x 120')

UNIT VALUE: \$6,125.00 per unit (\$5.01 per sq.ft. of building.

CONTRACT: Mr. Etter 1/5/70

REMARKS: Two buildings with a total of four flat. At the time of sale, rents were \$45.00 per month each.

Presently, these buildings are undergoing some remodeling work.



Block 832 Lot 11









L

Address: 274-276 Oak Street

Type of Improvement: Two story, 11 room wood frame, two flat apartment unit

Improvement Built: 1880 Rental Rate: \_\_\_\_\_

Building Area: 2,430 sq. ft. Rents: \_\_\_\_\_

First Floor 1,475 sq. ft. \$115.00 each at the time

Second Floor 1,475 sq. ft. of sale.

Third Floor \_\_\_\_\_ sq. ft. \$225.00 per month gross

\_\_\_\_\_ sq. ft. \$2,840.00 annually

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Building is improved with wood siding and "John Manayville Shingles" exterior over concrete foundation and has a full basement, unfinished with concrete floor and space for parking two cars, also, flat, tar and gravel roof and the interior walls are plaster. There are pine floors in the rooms along with two bathrooms of ten fixtures, two tubs, two fireplaces and six closets.

Assessed Valuation: \* Land \$ 15,840.00 Improvements \$ 31,280.00

1969-70 Taxes \$ 879.46

\* Assessed value is 25% of above figures.

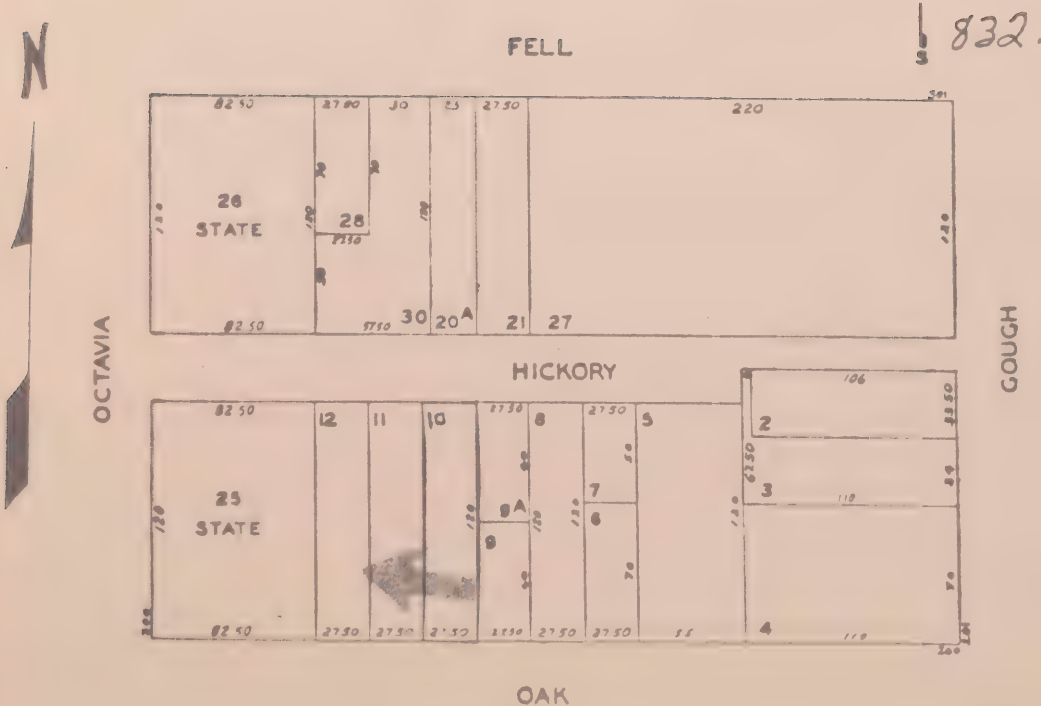
Block 835 Lot 17

\$38.50

\$35,000.00

3,300 sq.ft. (27.5' x 120')

Mr. Grant Elms 1/7/70











Address: 2729 and 2731 Pine Street

Type of Improvement: Two flats with basement

Improvement Built: 1900 Rental Rate: \_\_\_\_\_

Building Area: 2,424 sq. ft. Rental \_\_\_\_\_

First Floor 1,212 sq. ft. \$25.00 per month plus one

Second Floor 1,212 sq. ft. unimproved unit

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

The existing in this dwelling is two circulating gas heaters. This is a two story, two flat building with no unfinished basement containing a one car garage. The interior walls and ceilings are plastered. There are pipes. There are two toilets with leg tubs and two fireplaces in the dwelling. Also, there is a cinder, tar and gravel roof.

Assessed Valuation: Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_

# SALES DATA

GRANTOR: Joan Williams

GRANTEE: Edward L. and Yvonne M. Dickerson

ZONING: San Francisco R-3

RECORDING: Book B284 Page 402 File No. R22876

DATE OF DEED: Oct. 16, 1968 DATE OF RECORDING: 10/23/68

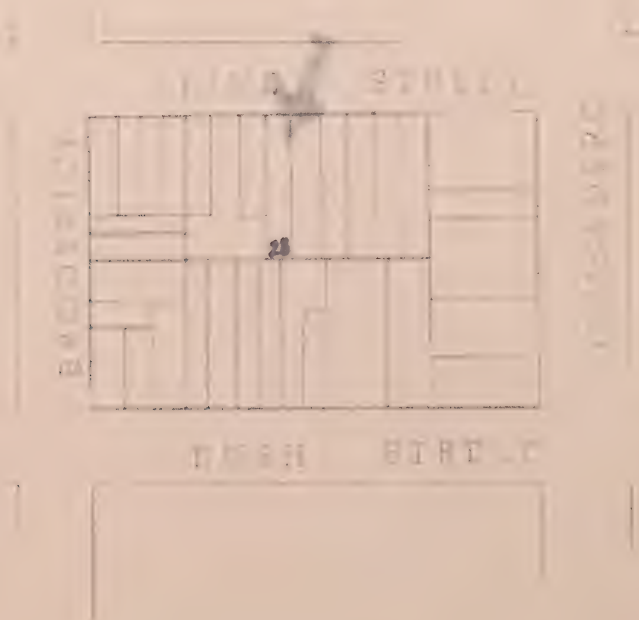
SALE PRICE: \$23,000.00 D.T. \$17,250.00

LAND AREA: 3,438 sq.ft. (25' x 137.5')

UNIT VALUE: \$9.48 per sq.ft. of building area including land

CONFIRMED: Mr. Blackwell Key Investment (Croker)

COMMENTS: Two flats.











Address: 2536 Pava Street

Type of Improvement: One story plus basement - 12 rooms. Used as a church

Improvement Built: 1903 Rental Rate: \_\_\_\_\_

Building Area: 3,500 sq. ft. Rents: \_\_\_\_\_

First Floor 1,750 sq. ft. \_\_\_\_\_

Second Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Finished Basement 1,750 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Concrete and brick foundation with a full finished basement. flat, tar and gravel roof, exterior being rustic with plain trim and interior pine over plaster walls make up this building. Rooms consists of 2 bedrooms, 1 bath, 2 sinks, 2 lavatories, gas circulating heater. This building was converted to a church from 2 flats in 1955.

Assessed Valuation: Land \* \$ 11,300.00 Improvements \* 04,600.00

1969-70 Taxes \$ 3,156.36

\*Assessed Value is 75% of Source figures.

Block 3074 Lot 15



# SALES DATA

GRANTOR: Iola McDonald, aka, Iola F. McDonald, a widow

GRANTEE: Eiko Takeshita, Trustee

ZONING: San Francisco R-3

BOOK: Book B254, Page 393, File No. R00413

DATE: June 26, 1968 DATE OF RECORDING: 7-1-68

PRICE: \$38.50

AMOUNT: \$35,000.00

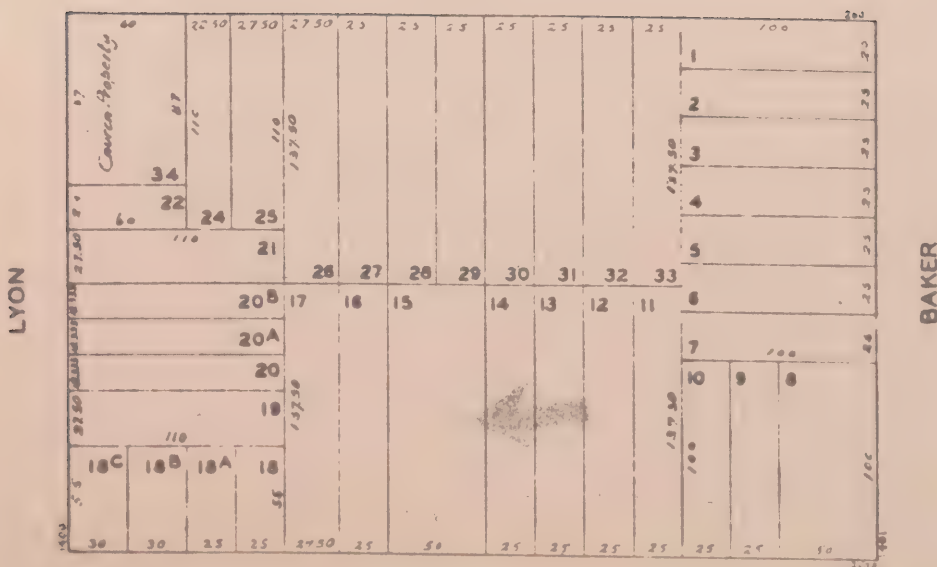
AREA: 6,875 sq.ft

UNIT VALUE: \$10.00 per sq.ft. building including land (\$11,600.00)

CONFIRMED: Mr. Gorden (nephew of grantor) 1/2/70

COMMENTS: This parcel was managed by another relative that rented it to some friends at below market rents. This was originally

SUTTER



Block 1074 Lot 15

POST







Address: 1450 10th Street

Type of Improvement: One story, 8 room dwelling used as 3 apartments

Improvement Built: 1962 Rental Rate: \_\_\_\_\_

Building Area: 1,292 sq. ft. Rents: \_\_\_\_\_

First Floor 1,035 sq. ft. Lower - \$100.00 per month

Second Floor \_\_\_\_\_ sq. ft. Upper - \$125.00 and

Third Floor \_\_\_\_\_ sq. ft. \$110.00

Finished Basement 257 sq. ft. Total \$335.00 per month

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Building has a concrete foundation and a partial finished basement containing two rooms. The other part is unfinished with a cement floor and parking space for 5 cars. The exterior walls are rustic with stucco in the front, wood siding with plain trim, flat, tar and gravel roof and the interior trim being pine over plaster walls. Rooms contain 8 pine floors, 3 tile, 3 bathrooms with 12 fixtures, gas circulating heater and 6 closets.

Assessed Valuation: \* Land \$ 8,100.00 Improvements \$ 24,700.00

1969-70 Taxes \$ 1024.60

\*Assessed value is 25% of above figures.

Block 1074 Lot 22











Address: 2611 - 2611 1/2 - 2611 3/4 Sutter Street

Type of Improvement: Two story wood frame dwelling 13 rooms - 2 apartments and 1 flat

Improvement Built: 1940 Rental Rate: \_\_\_\_\_

Building Area: 3,050 sq. ft. Rents: \_\_\_\_\_

First Floor 1,525 sq. ft. \_\_\_\_\_

Second Floor 1,525 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Building has concrete foundation with a full unfinished basement over concrete floor and room for parking 2 cars. The exterior walls are mastic with plain trim. Building has gabled asbestos roof. The interior trim is pine over plaster walls. Rooms have 13 pine floors, 3 bathrooms with 15 fixtures and also has 4 closets.

Assessed Valuation: \* Land \$ 11,000.00 Improvements \$ 10,500.00

1969-70 Taxes \$ 525.00

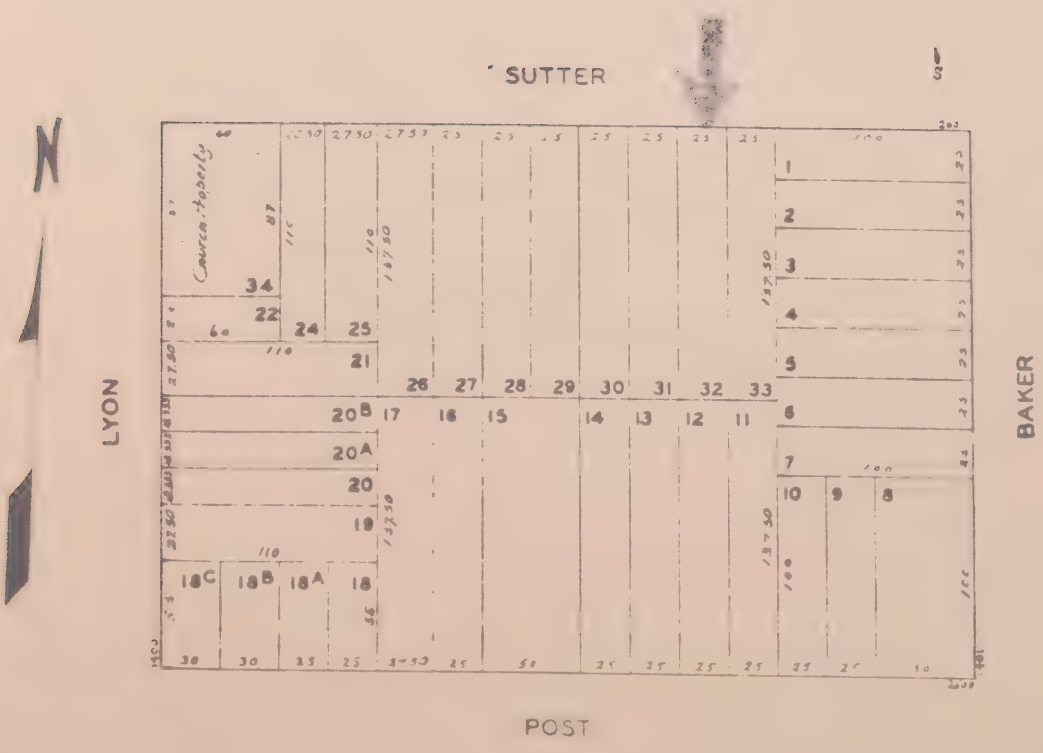
\*Assessed value is 25% of above figures.

Block 1074 Lot 32

1F 2 apts  
\$ 483 00

SALES DATA

GRANTOR: Olivia Harvey, as Executrix of the Estate of Milton Plousha,  
GRANTEE: Pauline Martinex, a widow  
ZONING: San Francisco R-3  
RECORDING: Book B177, Page 58, File No. 014954  
DATE OF DEED: August 16, 1967 DATE OF RECORDING: 9/14/67  
I.R.S. \$15.40  
SALE PRICE: \$14,000.00 D.T. \$12,000.00 to seller  
LAND AREA: 3,438 sq.ft. (25' x 137.5')  
UNIT VALUE: \$4,667.00 per unit (\$4.59 per sq.ft. building including land)  
CONFIRMED: Superior Court 9/14/67  
COMMENTS: Wood frame building with two stories and basement.  
One flat has 6 rooms, one apartment has 4 rooms,  
one apartment has 3 rooms. This sale was of two lots 32 & 33.  
The total purchase price was \$28,000.00.



Block 174 Lot 32









Address: 2609 Potter Street

Type of Improvement: One story 3 room dwelling

Improvement Built: 1967 Rental Rate: \_\_\_\_\_

Building Area: 645 sq. ft. Rents: \_\_\_\_\_

First Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Second Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Concrete foundation with no basement make up this building along with exterior walls being rustic with some single brick. Flat, tar and gravel roof, interior trim being pine over plaster walls and rooms consisting of 3 pine floors, 1 bathroom with 5 fixtures and 1 closet. Small building attached to this one and the owner is not sure whether to restore or demolish.

REMARKS: Property abandoned, boarded up. Vacant for one year - deterioration and paintwork as of 9/1/67.

Assessed Valuation: Land \* \$ 10,100.00 Improvements \$ 1,000.00

1969-70 Taxes \$ 462.48

## SALES DATA

GRANTOR: Olivia Harvey, as Executrix of the Estate of Milton Plousha, deceased

GRANTEE: Pauline Martinez, a widow

ENING: San Francisco R-3

RECORDING: Book B177, Page 59, File No. 014955

DATE OF DEED: August 16, 1967 DATE OF RECORDING: 9/14/67

I.R.S. \$15.40

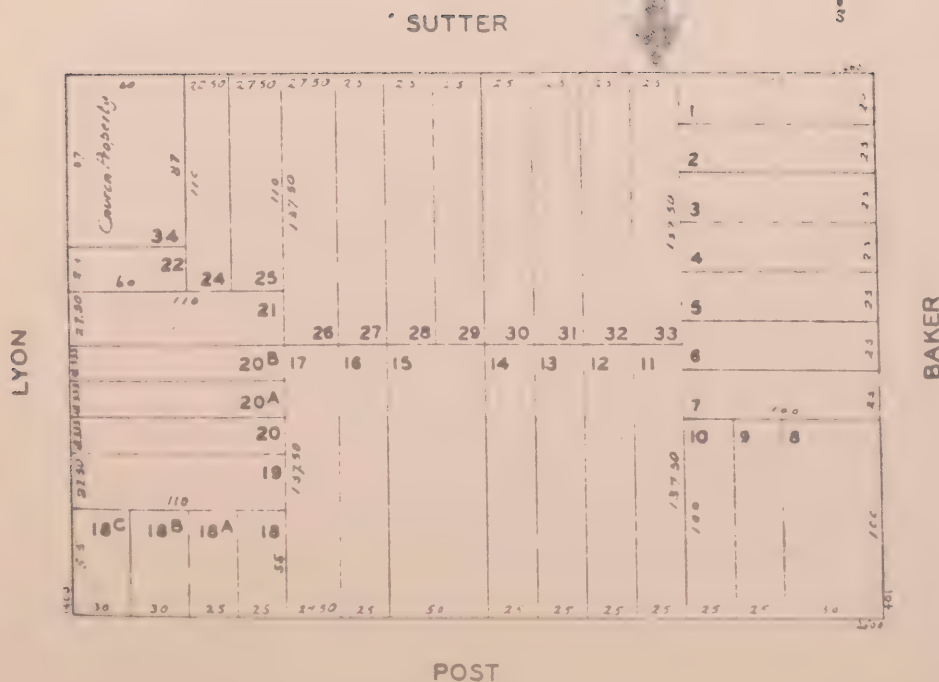
SALE PRICE: \$14,000.00 D.T. \$12,000.00 to grantor

LAND AREA: 3,438 sq.ft. (25' x 137.5') \$12,000.00 to grantor

UNIT VALUE:

CONFIRMED: Superior Court.

COMMENTS: This parcel was sold with lot 32. The total sale price was \$28,000.00 and the split of \$14,000.00 for each parcel is indicated by the I.R.









Address:

62 Garden Street

Valm. Part 1

Type of Improvement: One story, 4 room wood frame dwelling

Improvement Built: 1927

Rental Rate: \_\_\_\_\_

Building Area: 1,000 sq. ft.

Rents: \_\_\_\_\_

First Floor \_\_\_\_\_ sq. ft.

Second Floor \_\_\_\_\_ sq. ft.

Third Floor \_\_\_\_\_ sq. ft.

\_\_\_\_\_ sq. ft.

\_\_\_\_\_ sq. ft.

Improvement Description:

There is a concrete foundation with no basement. The exterior walls are rustic with a plain trim and the interior trim is pine over plaster walls. This has a flat, tar and gravel roof. Rooms consist of 4 pine floors, one bathroom with 5 fixtures and 2 closets. One garage is attached to this building but there is no value placed on it.

Assessed Valuation: Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_

7

7

L

J

0105- 1170 1st 18



Address: ( 235 - 235 A ) Post Street Front portion

Type of Improvement: Two story wood frame dwelling with 9 rooms used as 2 flats

Improvement Built: 1890 Rental Rate:

Building Area: 2,520 sq. ft. Rents:

First Floor 1,260 sq. ft.

Second Floor 1,260 sq. ft.

Third Floor  sq. ft.

sq. ft.

sq. ft.

Improvement Description:

There is a concrete foundation with a full unfinished cement basement with parking room for two cars. Exterior walls are rustic with shingle trim and the interior trim in pine over plaster walls. There is a flat, tar and gravel, roof. Rooms consist of pine floors, 2 bathrooms with 10 fixtures and 2 tubs. There are 2 circulating gas heaters, 2 porches and 6 closets.

Assessed Valuation: \* Land \$ 11,900.00 Improvements \$ 12,300.00

1969-70 Taxes \$ 743.54

\*Assessed value is 25% of above figures.

GRANTOR: The Libernia Bank, Executor of the Last Will and Testament of Michael McGrath, deceased

GRANTEE: N. Gray and Company

ZONING: San Francisco R-3

RECORDING: Book B205, Page 463, File No. 36179

DATE OF DEED: December 1, 1967 DATE OF RECORDING: 12/29/67

I.P.S. \$33.55

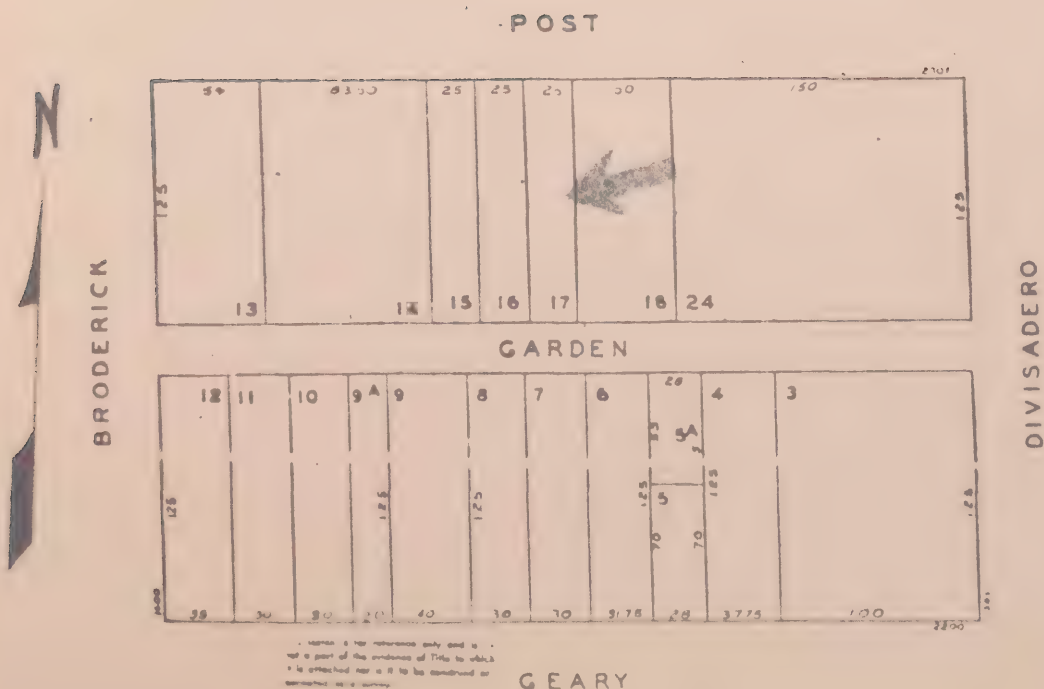
SALE PRICE: \$30,100.00

LAND AREA: 3,125 sq.ft. (25' x 125')

UNIT VALUE: \$10,033.00 per unit

CONFIRMED: Superior Court 11/24/67

COMMENT:









Address:

38 Belmont St. - 11107

Type of Improvement:

3 1/2 story wood frame - 11107

Improvement Built:

1904

Rental Rate:

Building Area:

1,125

sq. ft.

Rents:

First Floor

450

sq. ft.

Second Floor

450

sq. ft.

Third Floor

sq. ft.

attic

225

sq. ft.

sq. ft.

Improvement Description:

Concrete foundation with a full basement, unfinished, with cement floor. Exterior walls are rustic with a plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. (No other details listed.)

Assessed Valuation:

\*

Land

\$ 8,600. 0

Improvements

\$ 4,000.00

1969-70 Taxes

\$ 387.12

7

7

L

J

Block 100 Lot 11

(E-222)





Address: 37 Feldman St. (front)

Type of Improvement: one story 3 window frame dwelling

Improvement Built: 1964 Rental Rate: \_\_\_\_\_

Building Area: 340 sq. ft. Rents: \_\_\_\_\_

First Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Second Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

concrete foundation, full basement, unfinished, with 5-foot floor.  
2 car garage. Exterior walls are mastic with pine trim. Gabled shingled roof.  
Interior is pine over plaster walls. There are 3 pine floors, one bathroom,  
5 fixtures, one fireplace and 3 closets in this dwelling.

Assessed Valuation: \* Land \$ 2,000.00 Improvements \$ 4,000.00

1969-70 Taxes \$ 187.15

\* Assessed Value is 85% of above figures.

Block 1100 Lot 11  
11 of 21

## SALES DATA

GRANTOR: Frank Ross Roller and June S. Roller, his wife

GRANTEE: Richard S. Harrison, a single man

ZONING: San Francisco R-3

RECORDING: Book B362, Page 603, File No. S10129

DATE OF DEED: August 6, 1969 DATE OF RECORDING: 8/26/69

I.R.S. \$12.10 D.T. \$10,000.00 to seller.

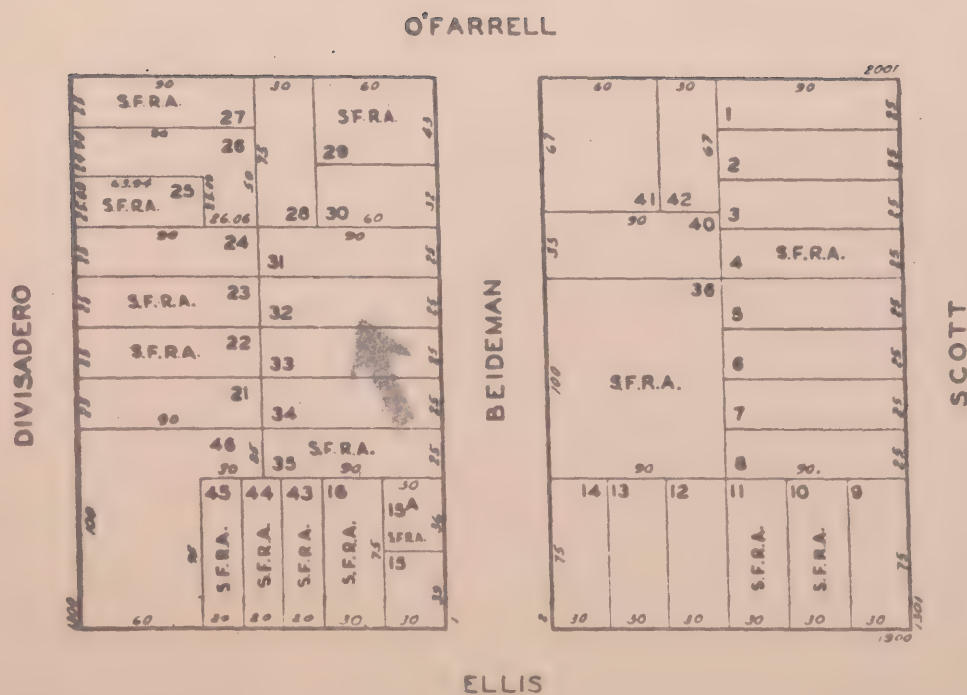
SALE PRICE: \$11,000.00

LAND AREA: 2,250 sq.ft.

UNIT VALUE: \$5,500 per unit

CONFIRMED: Mr. Harrison, Sr. 1/13/70 (father of grantee)

COMMENTS: This dwelling was vacant at time of sale. It has since been resold to Redevelopment Agency for \$18,500.00.











Address: 1200 Divisadero St.

Type of Improvement: two story wood frame dwelling containing 3 apts. - 21, 22, 23

Improvement Built: 1975 Rental Rate: \_\_\_\_\_

Building Area: 2,372 sq. ft. Rents: \_\_\_\_\_

First Floor 1,240 sq. ft. \_\_\_\_\_

Second Floor 1,132 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

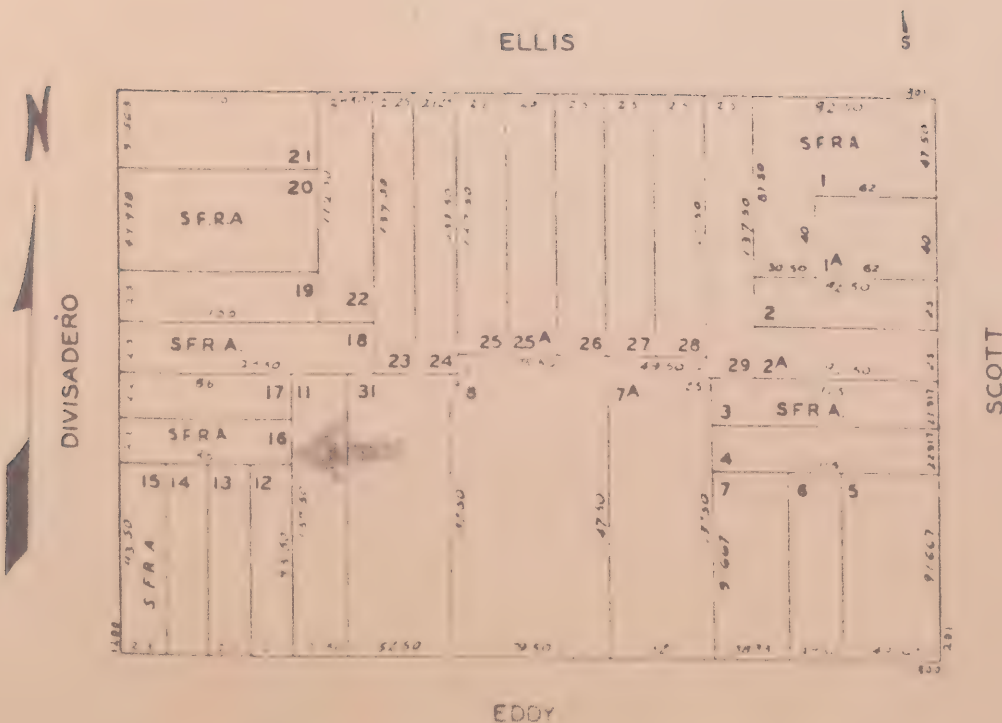
#### Improvement Description:

Exterior walls are rustic with plain trim. Brick foundation and a full basement with wood floor. There is asbestos shingled gabled roof. Pine and plaster make up the interior trim. There are 2 rooms with hardwood floors, and 8 pine floors. There is one bathroom, 5 fixtures, and one tub. There is also 1 fireplace and 5 closets in this building.

Assessed Valuation: \* Land \$ \_\_\_\_\_ Improvements \$ \_\_\_\_\_

1969-70 Taxes \$ \_\_\_\_\_

COMMENT :









Address: 1918 Ellis St.

Type of improvement: Single-story wood frame 3 room residential class 3

Improvement Built: 1920 Rental Rate: \_\_\_\_\_

Building Area: 1,325 sq. ft. Units: \_\_\_\_\_

First Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Second Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

No information on foundation. Partial basement, unfinished, cement floor and parking space for one car. Exterior walls are masonry with brick veneer on the 1st floor with plain trim. Flat, metal roof. Ceiling and walls are plastered. There are 3 rooms with papered walls, one bathroom, 3 bedrooms and 2 closets in this building.

Assessed Valuation: Land \$ 11,270.00 Improvements \$ 1,000.00

1968-70 Taxes: \$ 472.00



\* Assessment value is 25% of above figure.

2/15 - 1 apt

D.T. \$18,500.00 to Bay View

Upper apt. 70.00











Address: 77 - 79 Eddy Street

Type of Improvement: 2 1/2 story wood frame 9 room dwelling

Improvement Built: 1900 Rental Rate: \_\_\_\_\_

Building Area: 2,500 sq. ft. Rents: \_\_\_\_\_

First Floor 1,000 sq. ft. \_\_\_\_\_

Second Floor 1,000 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

1/2 Floor 500 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Used as two flats.

Partial brick and concrete foundation also partial unfinished basement with a cement floor and parking for one car. The exterior walls are rustic wood with imitation stone veneer with plain trim. Flat, tar and gravel roof. The interior trim is pine over plaster walls. Rooms consists of 7 hardwood floors, 2 pine floors and 10 bathrooms with 10 fixtures. There is an independant free-standing gas heater in each flat, also there are 4 closets.

Assessed Valuation: \* Land \$ 7,700.00 Improvements \$ 9,500.00

1969-70 Taxes \$ 528.46

\*Assessed value is 25% of above figures.

Block 1129 Lot 20

# SALES DATA

2/8  
Page 1

GRANTOR: Joseph S. Pough, aka, J. S. Pough, a widower

GRANTEE: Bruno Belli and Joyce I. Belli, his wife

ZONING: San Francisco W-3

RECORDING: Book B 17, Page 399, File No. 0 60000

DATE OF DEED: February 9, 1966 DATE OF RECORDING: 2/9/66

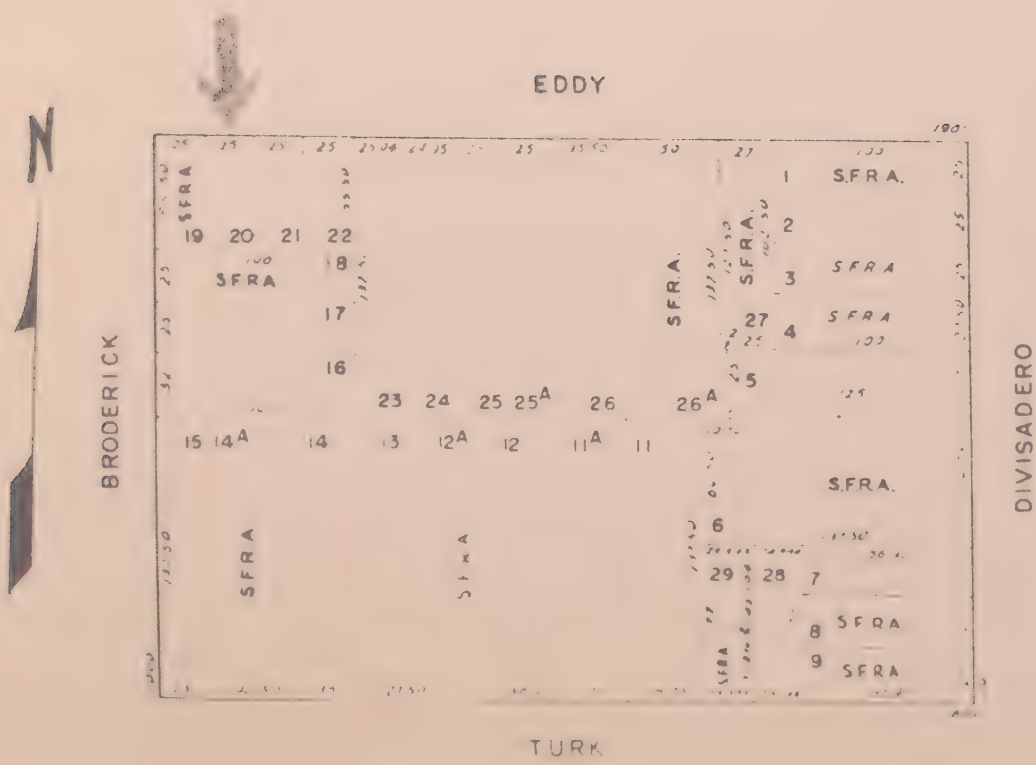
SALE PRICE: \$22,500.00

LAND AREA: 1.5800

UNIT VALUE: \$11,250.00 per unit (\$9.00 per sq.ft. building including land)

CONFIRMED: Dr. Pough, Baptist Minister 12/20/69

COMMENT: At the time of sale, rent was \$75.00 per month for the upper and Dr. Pough, a Baptist Church Minister rented the lower floor to his nephew for \$65.00 per month. He stated collecting rent became so difficult, he was happy to sell.











Address: 1911 - 47 Dady Street

Type of Improvement: Two story wood frame building containing 12 rooms

Improvement Built: 1962 Rental Rate: \_\_\_\_\_

Building Area: 2,186 sq. ft. Rents: \_\_\_\_\_

First Floor 1,093 sq. ft. \_\_\_\_\_

Second Floor 1,093 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Shingles and stucco with plain trim make up the exterior walls of the building. There is a concrete foundation and a full unfinished cement floor basement and a 2 car garage. There is a tar and gravel flat roof and pine over plaster make up the interior trim. Rooms consist of 8 hardwood floors, 2 pine floors and 2 tile floors. There are 2 bathrooms with 12 fixtures and 2 built-in tubs. Heat is provided by a parolray furnace. There are 2 fireplaces and 2 closets.

Assessed Valuation: \* Land \$ 11,400.00 Improvements \$ 30,600.00

1969-70 Taxes \$ 12,714.40

\*Assessed value is 25% of actual figures.

Block 2194 Lot 257



# LEASE DATA

2/2  
LAAA\*

LESSOR: Larena Harndon

LESSEE: Bertha A. Parker

ZONING: San Francisco R-3

RECORDING: Book B191, Page 473, File No.

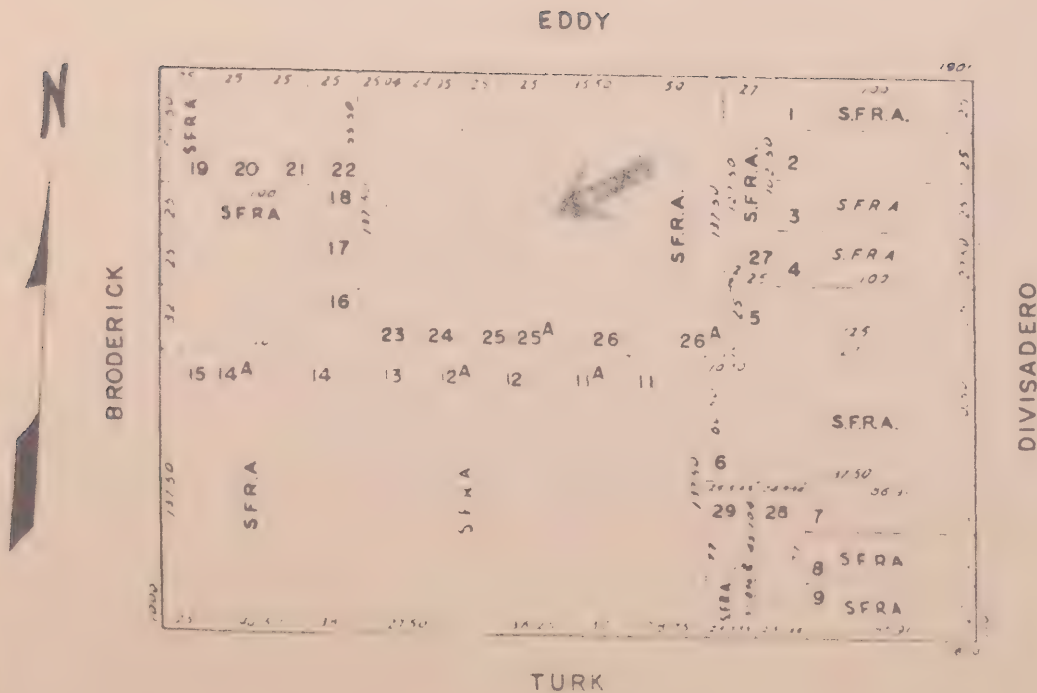
DATE OF LEASE: November 8, 1967      DATE OF RECORDING:

TERM OF LEASE: 5 years - commencing on 12/15/67

LAND AREA: 3,438 sq.ft. (25' x 137.5')

CONFIRMED: Recorded Document

COMMENTS: Rental shall be \$100.00 per month until the sum of \$6,000.00 is paid. This is the upper flat known and designated as No. 1943 Eddy Street, San Francisco.









Address: 1910 - 18A Golden Gate Ave.

Type of Improvement: two story wood frame 10 room

Improvement Built: 1885 Rental Rate: \_\_\_\_\_

Building Area: 2,025 sq. ft. Rents: \_\_\_\_\_

First Floor 1,671 sq. ft. \_\_\_\_\_

Second Floor 1,320 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Brick foundation with a full basement, unfinished, with a cement floor. Exterior walls are brick with a plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 4 rooms with hardwood floors, 5 also. There are 2 bathrooms, 10 fixtures, 2 fireplaces, 5 closets in this building.

Assessed Valuation: Land \$ 10,700.00 Improvements \$ 12,600.00

1969-70 Taxes \$ 783.98

\* Assessed value is 28% of above figures.

Block 1331 Lot 11

# SALES DATA

GRANTOR: *Alfred H. [illegible]*

GRANTEE: Claude Gipson, a married man, as his separate property

ZONING: *San Francisco 1-1*

RECORDING: *Book 8001, Page 194, File No. 81000*

DATE OF DEED: April 15, 1969      DATE OF RECORDING: 4/23 '69

I.R.S.: \$40.15

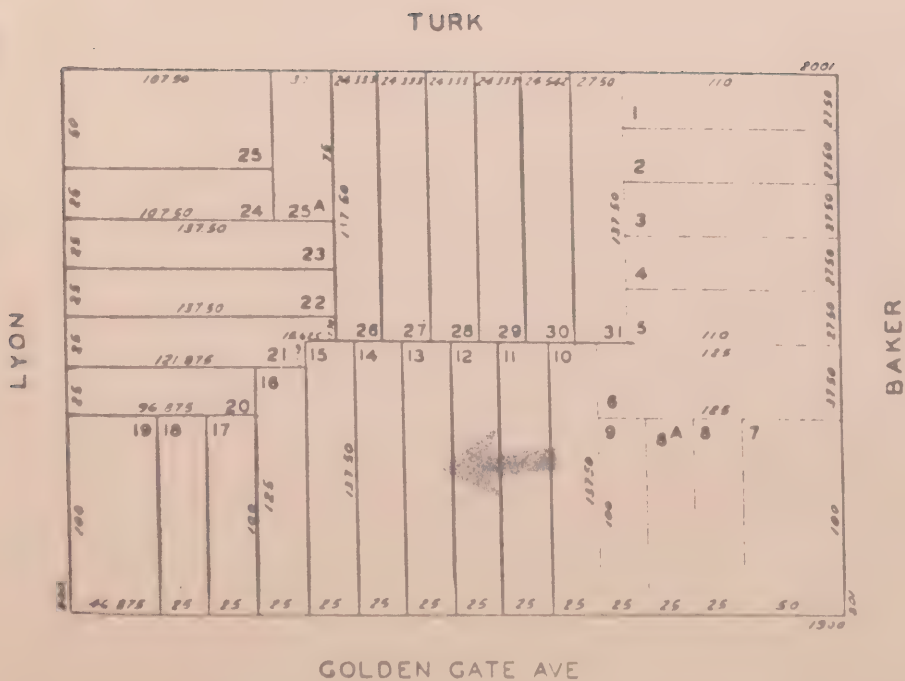
SALE PRICE: \$36,500.00

LAND AREA: 3,438 sq.ft.

UNIT VALUE: \$18,250.00 per unit

CONFIRMED: Mrs. Fitzsimons      1/6/70 (also broker)

COMMENTS: This dwelling contains two flats and the lower flat has 5 rooms - 2 bedrooms - rented for \$15.00 per month. The upper flat was 6 rooms - 2 bedrooms - rented for \$17.00 per month as of 4/1/69.









Address:

Low story wood frame 9 room dwelling - 2 flats

Type of Improvement:

1028

Improvement Built:

General Date:

Building Area:

5,100

sq. ft.

General

First Floor

1,400

sq. ft.

1 adjacent 2,100 sq. ft.

Second Floor

1,400

sq. ft.

1 adjacent 2,100 sq. ft.

Third Floor

sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Concrete foundation with a full basement, unfinished, covered floor and room for parking 2 cars. Exterior walls are brick and stone, plain trim. Flat roof and gravel roof. Interior trim is pine over plaster walls. There are 2 rooms with hardwood floors, 2 pine. There are 2 bedrooms with 10 closets. 2 closets, 2 closets are in this building. Heated floor 500 Park St.

Assessed Valuation:

Land

9,100.00

Improvements

23,000.00

1969-70 Taxes

915.00



\* Assessed value is 23% of above figures.

# SALES DATA

5/16/66

GRANTOR: R. F. Langley and E. Langley, his wife

GRANTEE: Mamie Delores Gooch, a single woman and Eddie Washinton, a single man

ZONING: San Francisco R-3

RECORDING: Book B 64, Page 407, File No. P00936

DATE OF DEED: July 1, 1966 DATE OF RECORDING: 7/6/66

SALE PRICE: \$37,000.00 D.T. \$6,501.13 (to grantee and trustee)

LAND AREA: 2,297 sq.ft.

UNIT VALUE: \$18,500.00 per unit (\$11.71 per sq. ft. of bldg.)

CONFIRMED: Miss M.D. Gooch 1/16/70

COMMENTS: Lester Stoff and M. C. Stoff, as present trustees granted realty to R. F. Langley and E. Langley, his wife by deed dated May 13, 1966 and recorded 5/16/66 in Book B 50, Page 220, File No. 81278 - I.R.S. - \$6.60 Sale Price - \$5,583.73. Said deed was made pursuant to a deed of trust between James H. Burks and Florence V. Burks, aka, Florence V. Crawford, Trustors to Lester Stoff and M. C. Stoff, as Trustees and R. F. Langley, et ux, as beneficiaries which deed of trust was defaulted. This dwelling contains 2 2-bedroom flats. The owner occupied one unit, and the other unit is a 4 room (2 bedroom) rented at \$130.00 per month.

TURK

5



Block 1152 Lot 2









Address: 919 - 911 Drexel St.

Type of Improvement: two story wood frame 10 room dwelling

Improvement Built: 1920 Rental Rate: \_\_\_\_\_

Building Area: 3,300 sq. ft. Rents: \_\_\_\_\_

First Floor 1,115 sq. ft. \_\_\_\_\_

Second Floor 1,115 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Concrete foundation with a full basement, unfinished, with a cement floor and parking for 2 cars. Exterior walls are rustic with stucco plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 8 rooms with hardwood floors, 2 have pine. There are 2 bathrooms, 10 fixtures, 2 fireplaces, and 6 closets. 2 4-flats with sun-porches.

Assessed Valuation: \* Land \$ 9,000.00 Improvements \$ 19,400.00

1969-70 Taxes \$ 780.40

\* Assessed value is 25% of above figures.

Block 1152 Lot 8

# SALES DATA

77  
Sale Price

GRANTED: Nicholas A. Ernser and Bridget D. Ernser, his wife

GRANTED: Amelia Ledet, a widow

GRANTED: San Francisco R-4

GRANTED: Book B267, Page 407, File No. R1062

DATE: August 19, 1968 DATE OF RECORDING: 8/21/68

PRICE: \$6,941.00

DATE: 1/6/70

GRANTED: Mr. Gage, of Key Investment Co., 1/6/70

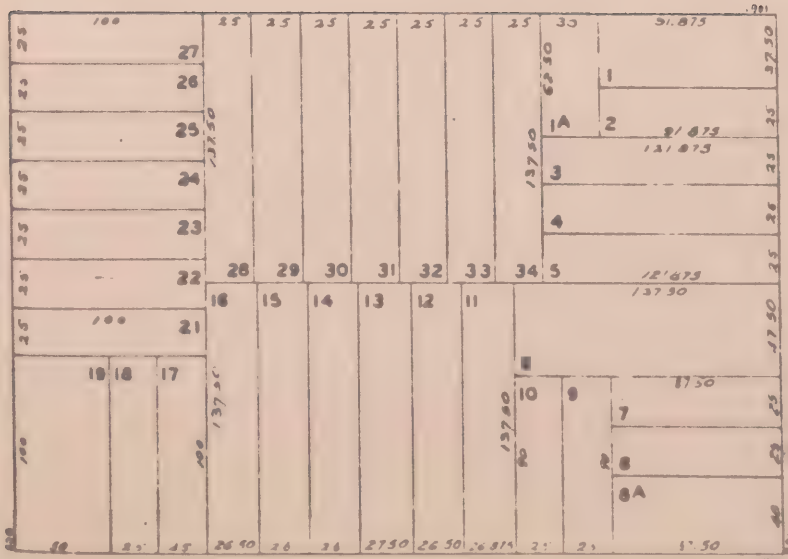
GRANTED: Northern Counties Title Insurance Company, a corporation as substituted trustee granted realty to Nicholas A. Ernser, and wife, Bridget D. Ernser by deed dated August 13, 1968 and recorded in Book B267, Page 405, File No. 10061 - I.R.S. \$7.70. - Sale Price being \$6,941.00. This parcel resold in 1969 for \$36,000.00. Two flats in this dwelling with no rents available.

TURK

5

BAKER

BRODERICK



GOLDEN GATE AVE.

Block 1152 Lot 8









Address: 813 - 833 Baker St.

Type of Improvement: three story wood frame building - 1907

Improvement Built: 1907 Rental Rate: \_\_\_\_\_

Building Area: 3,015 sq. ft. Rents: \_\_\_\_\_

First Floor 2,015 sq. ft. \_\_\_\_\_

Second Floor 2,015 sq. ft. \_\_\_\_\_

Third Floor 2,015 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Concrete foundation with a full basement, unfinished, with a cement floor. Exterior walls are rustic with a plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 10 rooms with hardwood floors and 3 with pine. There are 3 bathrooms with 15 fixtures. 6 gas heaters and a fireplace, 3 small porches, and 13 closets are in this building.

Assessed Valuation: \* Land \$ 22,500.00 Improvements \$ 22,500.00

1969-70 Taxes \$ 220.80

\* Assessed value is 25% of above figures.

Block 1152 Lot 22

3/6  
142

SALES DATA

GRANTOR: Eddie G. Ancheta, a widower

GRANTEE: Vera G. Schneider, a widow

ZONING: San Francisco R-3

RECORDING: Book B123, Page 844, File No. P45722

DATE OF DEED: March 7, 1967

DATE OF RECORDING: 3/8/67

\$41,500.00

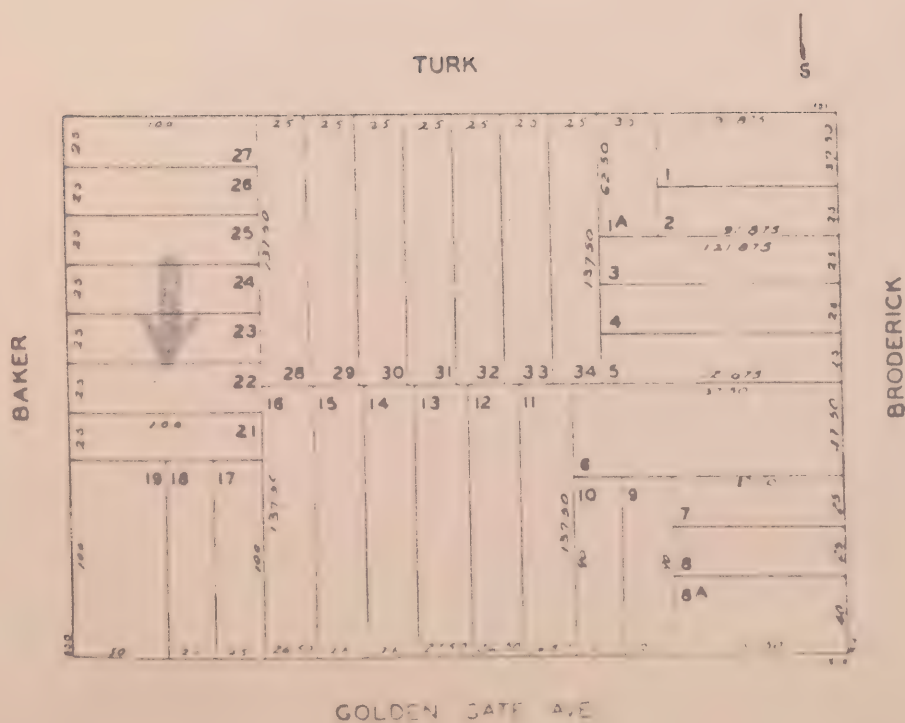
D.T. \$36,000.00 to grantor

LAND AREA: 2,500 sq.ft. (25' x 100')

UNIT VALUE: \$13,833.00 per unit

CONFIRMED: Mr. Hal Wiseman (Broker) 1/6/70

COMMENTS: The three units in this improvement rented at time of sale as follows:  
1 - 6 room (3 bedroom) @ \$152.50.  
1 - 7 room (4 bedroom) @ 160.00  
1 - 7 room (4 bedroom) @ 180.00.  
Current rents are: \$140.00, \$145.00 and \$180.00 per month.







Address:

1152A Division St.

Type of Improvement:

single story wood frame dwelling - 2 rooms

Improvement Built:

1880

Rental Rate:

Building Area:

768

sq. ft.

Rents:

First Floor

sq. ft.

Second Floor

sq. ft.

Third Floor

sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Concrete foundation with a full basement, unfinished, with cement floors and parking for three cars. Exterior walls are rustic with a plain trim. Flat, tar and gravel roof. Interior trim is pine over plaster. There are 2 rooms with pine floors, 4 fixtures in 1 bathroom, and 1 closet.

NOTE: As of 1/20/65 it is in poor condition.

Assessed Valuation: \*

Land

\$ 23,100.00

Improvements

\$ 8,600.00

1969-70 Taxes

\$ 973.98

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\* Assessed value is 25% of above figures.

Block

1152

Lot

8

( 2 of 2 )







Address: 1033 - 35 Divisadero St. (front)

Type of Improvement: two story wood frame 6 room dwelling

Improvement Built: 1880 Rental Rate: \_\_\_\_\_

Building Area: 2,073 sq. ft. Rents: \_\_\_\_\_

First Floor 1,430 sq. ft. \_\_\_\_\_

Second Floor 1,443 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Concrete foundation with no basement. Exterior walls are rustic with plastic trim. Flat, tar and gravel roof. Interior trim is pine over plaster walls. There are 6 rooms with hardwood floors, and 2 pine floors. There are 2 bathrooms, 10 fixtures and 3 closets in this building.

Assessed Valuation: \* Land \$ 23,100.00 Improvements \$ 8,000.00

1969-70 Taxes \$ 252.50

Block 1163 Lot 4  
(1 of 2)

# SALES DATA

GRANTOR: Domenic Marengo and Linda Marengo, his wife

GRANTEE: T. L. Williams and Jerry Williams, his wife

ZONING: San Francisco C-2

RECORDING: Book B222, Page 975, File No. 049299

DATE OF DEED: March 5, 1968 DATE OF RECORDING: 3/8/68

I.R.S. \$41.25

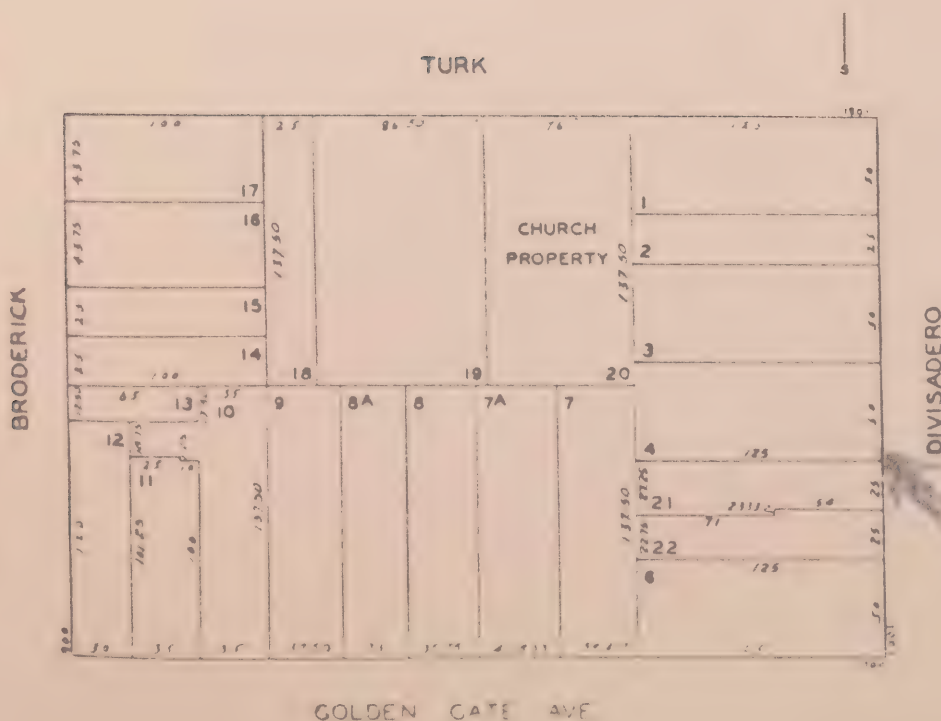
SALE PRICE: \$37,500.00 D.T. \$35,653.70 to grantors

LAND AREA: 6,250 sq.ft.

UNIT VALUE: \$12,500.00 per unit

CONFIRMED: Mr. Marengo 1/6/70

COMMENTS: This parcel was sold in 1966 for \$45,000.00 but the people let it go back to the above grantor who had sold it in 1966 and carried back Deed of Trust. At the time of sale the upper four room apt. was rented for \$95.00 per month. The lower four room apt. was rented for \$100.00 per month. The small 3 room apt. over the garage had been renting for \$45.00 per month. The rents now are \$75.00 for small apt. and \$150.00 each on the units in the building. Grantee constructed a garage type structure on the street level.











Address: 1054 - 1058 Divisadero St.

Type of Improvement: three story wood frame 17 room dwelling - 3 flat

Improvement Built: 1906 Rental Rate: \_\_\_\_\_

Building Area: 5,875 sq. ft. Rents: \_\_\_\_\_

First Floor 1,375 sq. ft. \_\_\_\_\_

Second Floor 1,250 sq. ft. \_\_\_\_\_

Third Floor 1,250 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Concrete foundation with a full basement, unfinished, with cement floor.  
Exterior walls are rustic with a plain trim. Flat, tar and gravel roof.  
Interior trim is pine over plaster wall.

(no other details.)

Assessed Valuation: \* Land 9,800.00 Improvements 14,600.00

1969-70 Taxes \$ 738.00

# SALES DATA

3/E

GRANTOR: Gladys Hamilton a married woman

GRANTEE: Peter Obad, an unmarried man

LOCATION: San Francisco C-2

RECORDING: Book B175, Page 750, File No. 013871

DATE OF DEED: September 8, 1967 DATE OF RECORDING: 9/8/67

I.R. \$4.95

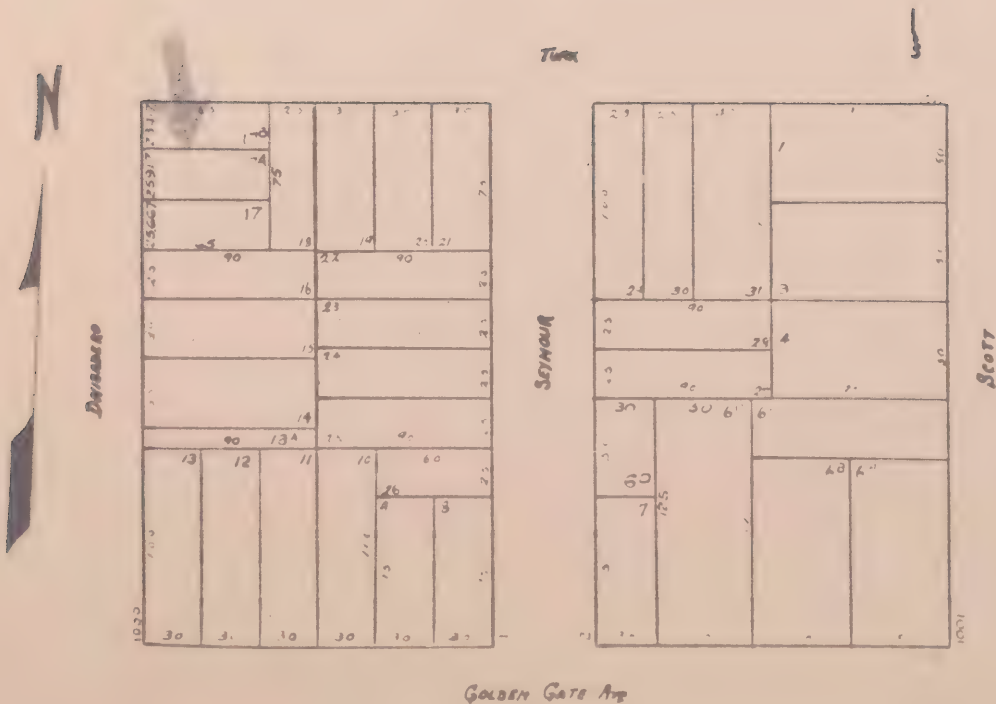
SALE PRICE: \$12,000.00

LAND AREA: 1,694 sq.ft.

UNIT VALUE: \$4,000.00 per apt. unit

CONVEYANCE: Mr. Obad 1/6/70

COMMENTS:







Address:

1571 - 1777 Turk St.

Type of Improvement:

3 story wood frame 18 room dwelling used as 3 flats

Improvement Built:

1905

Rental Rate:

Building Area:

5,670

sq. ft.

Rents:

First Floor

1,890

sq. ft.

Second Floor

1,890

sq. ft.

Third Floor

1,890

sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Concrete foundation with a full basement, unfinished. Exterior walls are rustic with plain trim. Gabled, shingle roof. Interior trim is pine over plaster walls. There are 18 rooms with pine floors, 3 bathrooms, 12 fixtures, and 9 closets. (No heating mentioned.)

Assessed Valuation:

\* Land

\$ 10,400.00

Improvements

\$ 21,600.00

1969-70 Taxes

\$ 983.20



\* Assessed value is 25% of above figures.

Block

19



3/F

\$ 19.11

SALES DATA

GRANTOR: Wyatt Shallcross Jr., a single man

GRANTEE: Louis M. Blakely, a single man

ZONING: San Francisco R-4

RECORDING: Book B 53, Page 544, File No. 086759

DATE OF SALE: May 24, 1966 DATE OF RECORDING: 5/26/66

PRICE: \$47.30

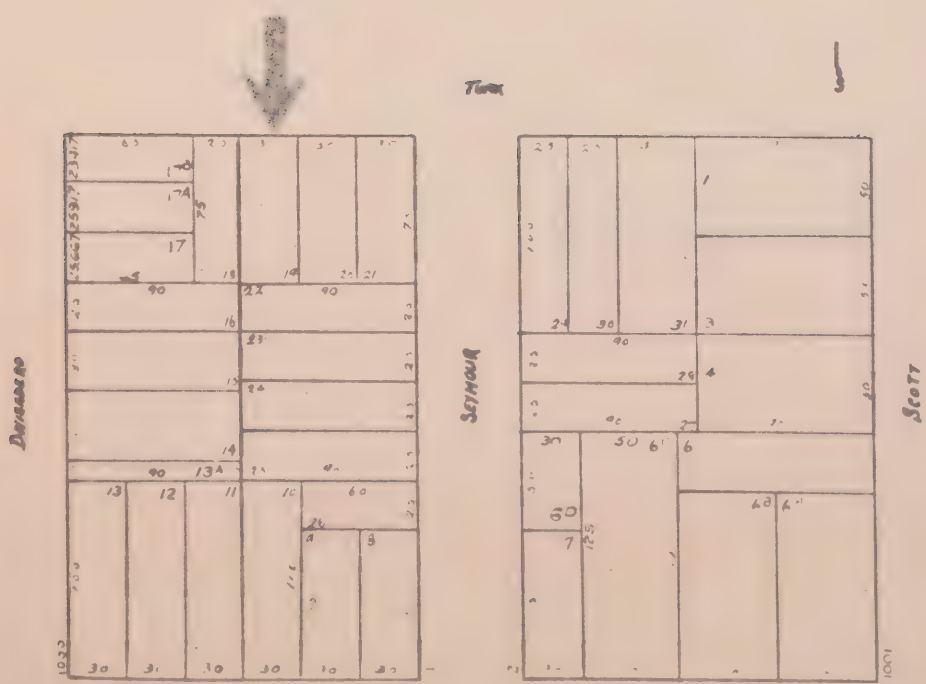
NET PROCEED: \$43,000.00 D.T. \$32,000.00 to Ross Valley Savings and Loan Assoc.

LAND AREA: 1,100 sq. ft. (30' x 75')

UNIT VALUE: \$14,333.00 per apt. \$13,277.73 to Wyatt Shallcross, Jr.

CONFIRMED: Mr. Blakely 1/8/70 \$2,343.17 to San Francisco Municipal Employees Credit Union

COMMENTS: This property is currently on the market at \$47,000.00.  
Current rents are as follows:  
Top floor - 6 rooms (4 bedrooms) 700.00  
Middle floor - 5 rooms (3 bedrooms) 160.00  
Bottom floor, owner occupied  
Rents at time of sale were: 2 upper units at \$140.00 per month each.  
lower unit - \$125.00 per month



Block 1154 Lot 19

Golden Gate Ave







Address: 1733-35 Turk Street

Type of Improvement: Two story wood frame dwelling with 11 rooms

Improvement Built: 1895 Rental Rate: \_\_\_\_\_

Building Area: 2,885 sq. ft. Rents: \_\_\_\_\_

First Floor 1,440 sq. ft. \_\_\_\_\_

Second Floor 1,440 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

This is a building with concrete foundation and a full unfinished basement with a cement floor and parking space for one car. The exterior walls are rustic with plain trim. It has a flat, tar and gravel roof and the interior trim is pine over plaster walls. Rooms consist of 10 pine floors, 2 bathrooms with 10 fixtures and 2 fireplaces, also, 2 closets.

Assessed Valuation: Land \$ 9,500.00 Improvements \$ 9,000.00

1969-70 Taxes \$ 568.40

\*Assessed value is 25% of above figures.

Block 1154 Lot 30

# SALES DATA

GRANTOR: Bessie Moore as executrix of the will of Charlie Allen deceased

GRANTEE: Laurel Investment Company, a corporation

LOCATION: San Francisco R-3

DATE OF DEED: April 1, 1965 DATE OF RECORDING: 4/26/65

T.R.S. \$26,05

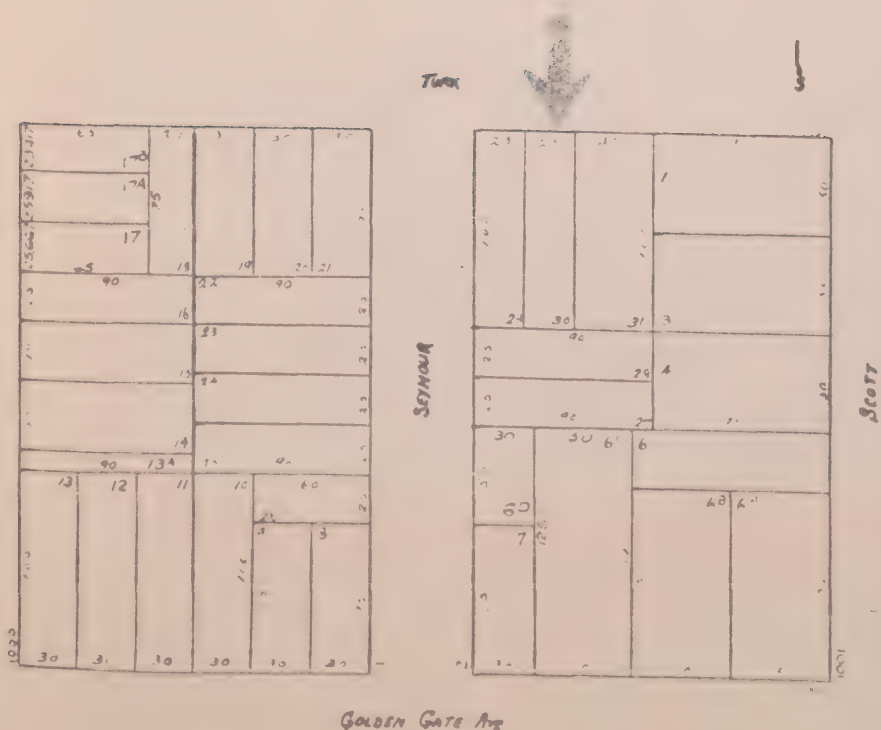
SALE PRICE: \$24,125.00

LAND AREA: 5,000 sq.ft. (50' x 100')

UNIT VALUE: \$8.36 per sq.ft. of building including land.

CONFIRMED: Order confirming sale.

COMMENTS:



Block 1154 Lot 30







Address: \_\_\_\_\_

748 - 1st Ave. N.Y.

Type of Improvement: \_\_\_\_\_

Three story brown stone building consisting of 12 units.

Improvement Built: \_\_\_\_\_

1911

Rental Rate: \_\_\_\_\_

Building Area: \_\_\_\_\_

3,263 sq. ft.

Rents: \_\_\_\_\_

First Floor: \_\_\_\_\_

1,187 sq. ft.

Second Floor: \_\_\_\_\_

1,184 sq. ft.

Third Floor: \_\_\_\_\_

1,771 sq. ft.

\_\_\_\_\_ sq. ft.

\_\_\_\_\_ sq. ft.

## Improvement Description:

Pressed brick and rustic with plain terra cotta up the exterior wall. Concrete foundation and a full basement, unfinished, with cement floor - 2 car garage, 2nd and 3rd level flat roof. Fine over plaster and 1 painted ceiling over the interior floor. There are 16 rooms with hardwood floors, and 1 with pine; there are 7 windows, 15 doors, and 2 porches, also 1 separate entrance. There are 6 fireplaces, 1 porch and 15 closets.

Assessed Valuation: \_\_\_\_\_

Land: \_\_\_\_\_

\$ 1,500.00

Improvements: \_\_\_\_\_

\$ 22,000.00

1969-70 Taxes: \_\_\_\_\_

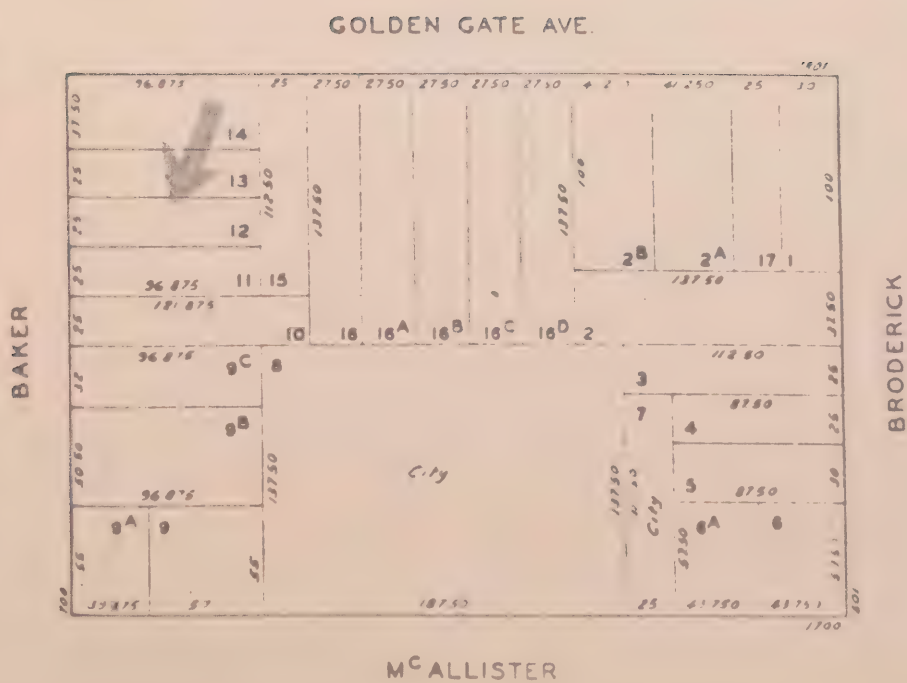
\$

862.15



\* Attached photo is of above figures.

Floor 1st 2nd 3rd



Block 1157 Lot 2









Address: 1951 Golden Gate Ave.

Type of Improvement: two story wood frame dwelling with 10 rooms

Improvement Built: 1966 Rental Rate: \_\_\_\_\_

Building Area: 2,620 sq. ft. Rents: \_\_\_\_\_

First Floor 1,110 sq. ft. \_\_\_\_\_

Second Floor 1,110 sq. ft. \_\_\_\_\_

Third Floor \_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Used as 2 flats.

Concrete foundation with a full basement, unfinished, with a wood floor. Exterior walls are rustic with plain trim. Mansard roof which is covered with shingles. Interior trim is pine over plaster walls; there are 10 rooms with pine floors, 7 bathrooms with 7 fixtures. There is a gas furnace. Shed in the rear 400 sq. ft. and 5 closets.

Assessed Valuation: \* Land \$ 11,000.00 Improvements \$ 14,000.00

1969-70 Taxes \$ 645.

\* Assessed value is 25% of above figures.

Block 1138 Lot 32

2/F  
\$ 644 中

# SALES DATA

GRANTOR: Louise Hall, a widow

GRANTEE: Cornelius Vergin Taylor and Esserlene Taylor, his wife

ZONING: San Francisco R-3

RECORDING: Book A956, Page 761, File No. 015250

DATE OF DEED: August 20, 1965      DATE OF RECORDING: 8/20/65

I.R.S. \$29.70

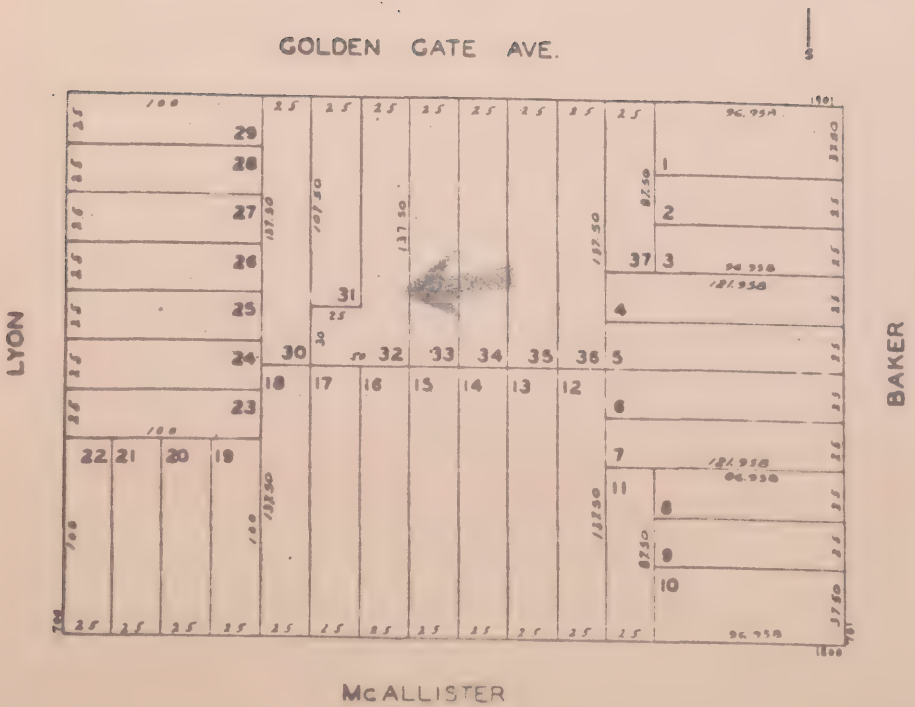
SALE PRICE: \$27,000.00      D.T. \$21,000.00 to Lytton Savings and Loan Association

LAND AREA: 4,188 sq. ft.      \$4,000.00 to grantor

UNIT VALUE: \$13,500.00 per apt.

CONFIRMED: Mrs. Hall 1/7/70

COMMENTS: 2 flats. The lower flat is 6 rooms with 3 bedrooms and rents at \$135.00 per month. The upper flat is 4 rooms with 2 bedrooms and rents at \$95.00 a month. ( Rents were at time of sale.)



Block 1158 Lot 32







Address:

1248 Cowden Ave.

Type of Improvement: two story wood frame dwelling with 3 rooms

Improvement Built: 1895

Rental Rate:

Building Area: 1,680 sq. ft.

Rents:

First Floor 840 sq. ft.

At time of 1969 val \$125.00

Second Floor 840 sq. ft.

each.

Third Floor sq. ft.

sq. ft.

sq. ft.

## Improvement Description:

Used as 2 flat.

Concrete foundation with full basement, finished, cement floor and space for parking 3 cars. Exterior walls are plaster with some stucco. 1 in trim. Flat, tar and gravel roof. Interior trim is plaster over plaster walls. There are 8 rooms with pine floors, 3 bathrooms, gas circulation heater and 4 closets in this building.

Assessed Valuation: \* Land \$ 7,000.00 Improvements \$ 12,200.00

1969-70 Taxes \$ 700.00



\* APPRAISED VALUE TO 7/1/69 OF ABOVE LISTED.

Block 1158 Lot 3

The map shows a grid of 36 lots, numbered 1 through 36. The lots are arranged in a 6x6 grid. The dimensions of the lots are as follows:

- Lot 1: 25' x 100'
- Lot 2: 25' x 100'
- Lot 3: 25' x 100'
- Lot 4: 25' x 100'
- Lot 5: 25' x 100'
- Lot 6: 25' x 100'
- Lot 7: 25' x 100'
- Lot 8: 25' x 100'
- Lot 9: 25' x 100'
- Lot 10: 25' x 100'
- Lot 11: 25' x 100'
- Lot 12: 25' x 100'
- Lot 13: 25' x 100'
- Lot 14: 25' x 100'
- Lot 15: 25' x 100'
- Lot 16: 25' x 100'
- Lot 17: 25' x 100'
- Lot 18: 25' x 100'
- Lot 19: 25' x 100'
- Lot 20: 25' x 100'
- Lot 21: 25' x 100'
- Lot 22: 25' x 100'
- Lot 23: 25' x 100'
- Lot 24: 25' x 100'
- Lot 25: 25' x 100'
- Lot 26: 25' x 100'
- Lot 27: 25' x 100'
- Lot 28: 25' x 100'
- Lot 29: 25' x 100'
- Lot 30: 25' x 100'
- Lot 31: 25' x 100'
- Lot 32: 25' x 100'
- Lot 33: 25' x 100'
- Lot 34: 25' x 100'
- Lot 35: 25' x 100'
- Lot 36: 25' x 100'

The map also shows a large shaded area in the center, which appears to be a park or a large lot. The map is oriented with Golden Gate Ave. at the top and McAllister at the bottom. Lyon is on the left and Baker is on the right. A north arrow is located in the top right corner.

Block 1158 Lot 33









Address: 630 - 636 Lyon Street

Type of Improvement: three story wood frame dwelling with 18 rooms - used as 2 apartments,

Improvement Built: 1910 (approx.) Rental Rate: \_\_\_\_\_

Building Area: 4,350 sq. ft. Rents: \_\_\_\_\_

First Floor 1,850 sq. ft. 2 apartments @ \$110.00 =

Second Floor 1,850 sq. ft. \$20.00 per month,

Third Floor 1,850 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Block foundation with a full basement, unfinished, with a dirt floor. Exterior is rustic with stucco over plain brick. Flat, tar and gravel roof. The interior trim is pine over plaster walls. There are 17 rooms with pine floors. 2 bath-rooms with 12 fixtures, and 2 separate toilets. There are 3 fireplaces, 3 porches and 11 closets in this dwelling.

Assessed Valuation: \* Land \$ 1,500.00 Improvements \$ 15,000.00

1969-70 Taxes \$ 777.38



DATE OF RECORDING: 7/11/69

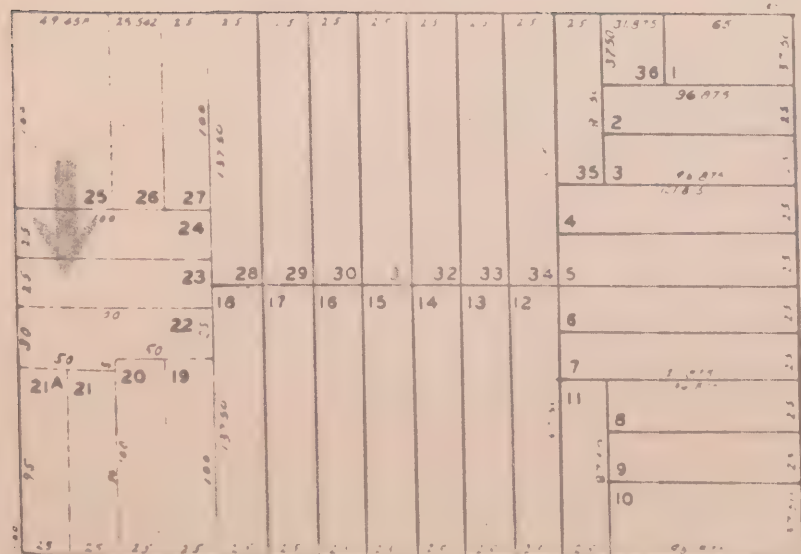
\$5.50      (2)    \$5.50    \$11.00

D. 10 grantor

2,500 sq.ft. (25' x 100')

\$9,500.00 per rental unit

Mr. Castro - broker involve 1/7/70



FULTON

Block 1177 Lot 23





Address: \_\_\_\_\_

Type of Improvement: \_\_\_\_\_

Improvement Built: \_\_\_\_\_

1955 (approx.)

Rental Rate: \_\_\_\_\_

Building Area: \_\_\_\_\_

4,200 sq. ft.

Rents: \_\_\_\_\_

First Floor

1,750 sq. ft.

Second Floor

1,750 sq. ft.

Third Floor

sq. ft.

kmsmt.

700 sq. ft.

sq. ft.

### Improvement Description:

Brick foundation with a partial basement. Exterior walls are rustic with a pine trim. Flat tar and gravel roof. Interior walls plaster over plaster walls. There are 15 rooms with 4 doors and 2 windows. There are 4 bathrooms and 16 fixtures. There are circulating passageways in dwelling along with 8 closets.

Assessed Valuation: \*

Land

\$ 9,500.

Improvements

\$ 1,200

1969-70 Taxes

\$ 605.18



\* Assessed value is 25% above figure.

Block 177 Lot 9

2/F  
802 中

# SALES DATA

GRANTOR: William L. Desmond, 1/2 interest and Helen Patricia Fitzgerald, 1/2 interest

GRANTEE: Richard L. Steele and Frances Steele, his wife

ZONING: San Francisco R-4

RECORDING: Book B128, Page 708, File No. P49388

DATE OF DEED: March 20, 1967 DATE OF RECORDING: 3/24/67

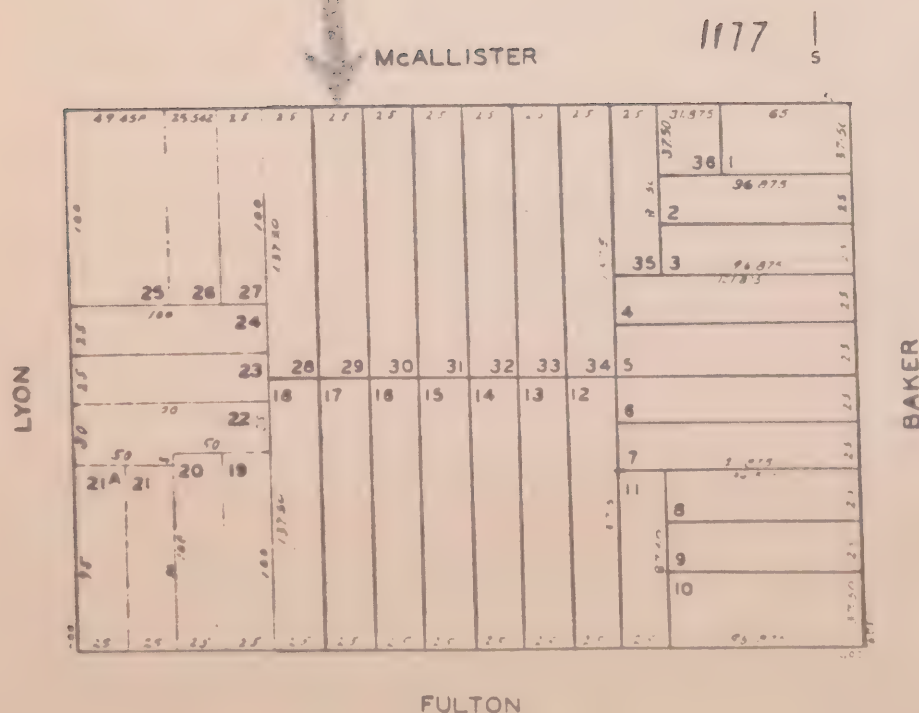
SALE PRICE: \$30,000.00 D.T. \$21,000.00 to American Savings and Loan Association of California

LAND AREA: 3,438 sq. ft.

UNIT VALUE: \$15,000 per flat.

CONFIRMED: Mrs. Steele 1/8/70

COMMENTS: This is a two flat building with one flat owner occupied. The other vacant since purchase. Re: Mrs. Steele.









Address: \_\_\_\_\_

38 Baker St. (front)

Type of Improvement: \_\_\_\_\_

one story wood frame 7 room dwelling

Improvement Built: \_\_\_\_\_

1890

Rental Rate: \_\_\_\_\_

Building Area: \_\_\_\_\_

1,450

sq. ft.

Rents: \_\_\_\_\_

First Floor

sq. ft.

Second Floor

sq. ft.

Third Floor

sq. ft.

sq. ft.

sq. ft.

Improvement Description:

Improvement consists of a full basement, first floor and second floor. Exterior walls are rustic with plain trim. Flat, tar and gravel roof. Interior walls are plaster. There are 7 rooms with 1 bath. There are 5 fixtures and 1 fire place in this dwelling.

Assessed Valuation: \*

Land

\$ 15,000.00

Improvements

1,000.00

1969-70 Taxes

\$

730.00



\* Assessed value is 25% of above figures.

1000 1000 1000

Single Family Residence  
With Cottage at Rear  
\$ 950.00

SALES DATA

GRANTOR: John A. Belmeur and Ruth R. Belmeur, his wife

GRANTEE: David C. Groot and Barbara L. Groot, his wife

ZONING: San Francisco R-4

Book B118, Page 705, File No. P41858

DATE OF DEED: February 16, 1967 DATE OF RECORDING: 2/16/67

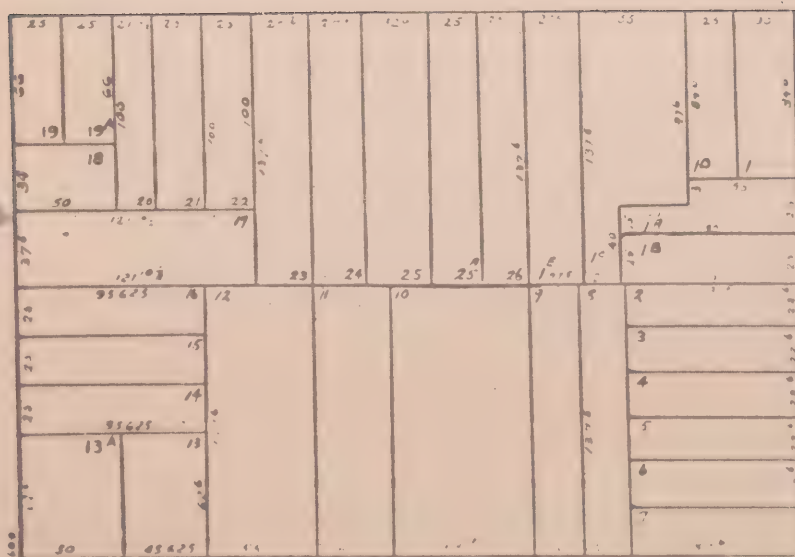
SALE PRICE: \$43,500.00 D.T. \$31,500.00 to City Federal Savings and Loan Association

LAND AREA: 4,571 sq. ft. \$7,650.00 to grantors

UNIT VALUE:

CONFIRMED: Mr. Groot 1/8/70

COMMENTS: This parcel has a single family residence and a 5 room cottage that is rented for \$225.00 per month. Owner pays water. Two units.











Address: 1749 - 31 McAllister

Type of Improvement: two story wood frame 7-unit dwelling

Improvement Built: 1890 Rental Rate: \_\_\_\_\_

Building Area: 1,775 sq. ft. Rents: \_\_\_\_\_

First Floor 630 sq. ft. 3-unit apt. 575.00

Second Floor 1,145 sq. ft. 1 3-room 75.00

Third Floor \_\_\_\_\_ sq. ft. 1 3-room 60.00

\_\_\_\_\_ sq. ft. Total per month 645.00

\_\_\_\_\_ sq. ft. \_\_\_\_\_

#### Improvement Description:

Used as 2 apartment flats.

Brick foundation with no basement. Small garage that makes up the first floor. It is an unfinished area with a cement floor, with parking space for 3 cars. Exterior walls are rustic with a plain trim. Flat roof and gravel roof. Interior trim is pine over plaster walls. There are 2 rooms with wood wood floors, 5 pine floors. There are 3 bathrooms, 12 fireplace, 1 fireplace, 1 gas circulating heater, 2 well closets, and a fire escape in this dwelling.

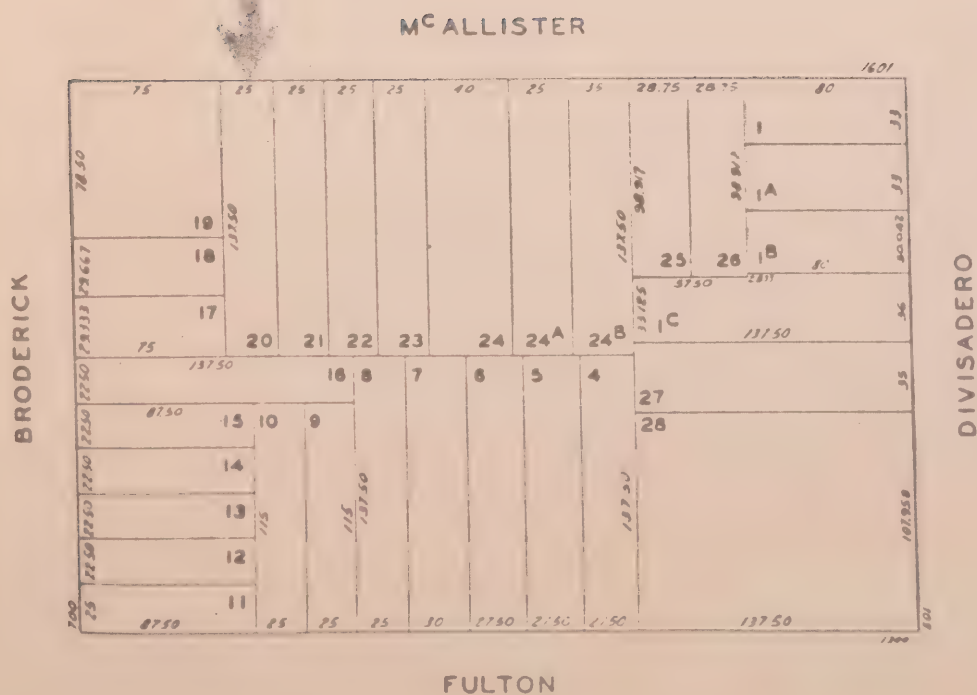
Assessed Valuation: \* Land \$ 4,300.00 Improvements \$ 8,200.00

1969-70 Taxes \$ 445.20

\* Assessed value is 25% of above figures.

Block 1178 Lot 20

## SALES DATA









Address: 511 Fremont St.

Type of Improvement: two story wood frame 12 room dwelling and 1st fl.

Improvement built: 1902 (approx.) Rental Factor: \_\_\_\_\_

Building Area: 1,197 sq. ft. Verbs: \_\_\_\_\_

First Floor: 1,760 sq. ft. \_\_\_\_\_

Second Floor: 1,197 sq. ft. \_\_\_\_\_

Third Floor: \_\_\_\_\_ sq. ft. \_\_\_\_\_

Basement: 112 sq. ft. \_\_\_\_\_

\_\_\_\_\_ sq. ft. \_\_\_\_\_

Improvement Description:

Concrete foundation with a full basement, finished. Exterior walls are masonry with portions of the front wall shingled. Plain roof other than flat. There is a gabled roof. The interior trim is pine over plaster walls. The entry wall is decorated. There are 12 rooms with pine floors, 1 bathroom, 15 fixtures, 2 fireplaces, one wall bed, 2 steel fire escapes and 9 closets. There is a small attic.

Assessed Valuation: Land \$ 2,000.00 Improvements \$ 19,236.70

1969-70 Taxes: \$ 878.44



\* Assessed Value is 25% of above figures.

GRANTOR: Clifford L. Lame' and Else Lame', his wife and  
Gus Stathos and Elaine Anita Stathos, his wife

GRANTEE: Theolia Dorris Jackson, an unmarried woman

ZONING: San Francisco R-

RECORDING: Book A943, Page 855, File No. 05210

DATE OF DEED: July 15, 1965

DATE OF RECORDING: 7/19/65

SALE PRICE: \$40,000.00

D.T. \$12,226.05 to grantors

LAND AREA: 4,572 sq. ft.

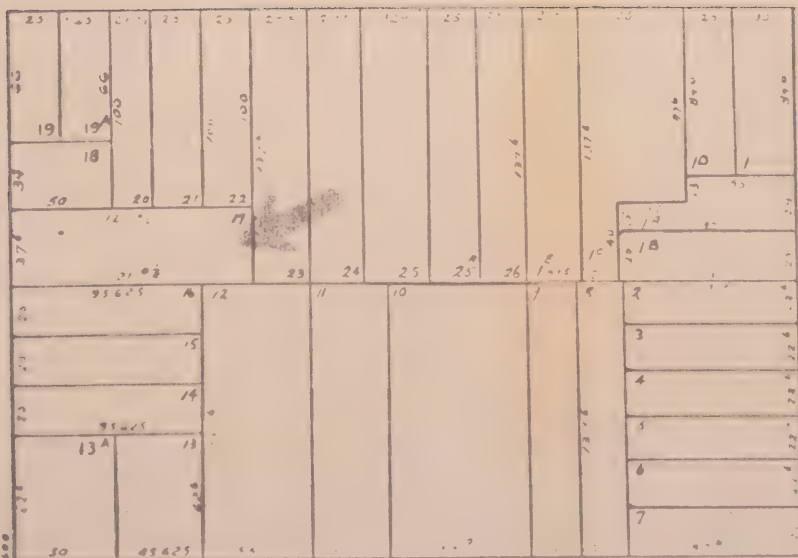
CONFIRMED: Mr. Lame' 1/8/70

COMMENTS: Northern Counties Title Insurance Company, a corporation  
granted realty to Clifford L. Lame', 1/2 interest and  
Gus Stathos, 1/2 interest by deed dated May 4, 1965 and  
recorded 5/5/65 in Book A914, Page 883, File No. 94655-  
Sale Price being \$1,502.57 (This is a Trustee's Deed).

The above was a foreclosure. The above grantor foreclosed  
on a loan he had on the property, then resold to Jackson.  
The property was vacant at the time of sale.

McALLISTER

3



Block 1179 Lot 17

















SFH 371  
SFPA

WA-Market Data Study (A-2), V. 3, 1969

5/11

